

The City of CARLSBAD

ENVISION CARLSBAD CITIZENS COMMITTEE (EC3) AGENDA

www.carlsbadca.gov/envision

Tuesday, April 17, 2012

6:00 p.m. – 8:00 p.m.

Faraday Center
1635 Faraday Avenue

1. Approve [Minutes](#) of the March 28, 2012 meeting
2. New Information Resulting from March 28th EC3 Discussion
3. Continued EC3 Discussion on Land Use Concepts and Guidance Toward a Preferred Plan
4. Next Steps
5. Public Comment
6. Adjourn

Envision Carlsbad Citizens Committee

Minutes

March 28, 2012

**1635 Faraday Avenue, Carlsbad
Room 173**

Committee Present

Primary Members

Eric Larsen (Chair)

Julie Baker

Robert Gates

Mike Howes

Hap L'Heureux

Gina McBride

Diane Proulx

Fred Sandquist

Jeff Segall

Alternate Members

Guy Roney

Tina Schmidt

Absent: Sean Bentley (Primary), Jim Bradley (Alternate), Jack Cumming (Alternate), Jim Comstock (Primary), Kirk Cowles (Primary), Glen Etherington (Alternate), Jim Farley (Co-Chair) (Primary), Barbara Hamilton (Primary), Chris Korogi (Alternate), Greg Nelson (Primary), Robert Nielsen (Alternate), , Sean Sexton (Alternate), Dr. Anne Spacie (Alternate), Jeannie Sprague-Bentley (Primary), Allen Sweet (Primary)

City of Carlsbad Staff

Gary Barberio – Community & Economic Development Director

Don Neu – City Planner

David de Cordova – Principal Planner

Chris DeCerbo – Principal Planner

Jennifer Jesser – Senior Planner

Leticia Treviño – Senior Office Specialist

Consultant

Rajeev Bhatia – Dyett & Bhatia

Committee Chairperson Larsen called the meeting to order at 6:02 p.m.

1. Approve Minutes of the August 10, 2011 meeting

There was a motion and a second to that motion to approve the minutes from the August 10, 2011 meeting. Minutes were approved as submitted.

2. Meeting Process

Committee Chairperson Larsen explained the format of the meeting.

3. Envision Carlsbad Status

Staff gave a brief presentation on the origins of the Envision Carlsbad program, its current status, and where it is headed. Staff reported that public comment and EC3 feedback will be included in a report that will go to Planning Commission.

4. Land Use Concepts Review/Recap

Consultant Rajeev Bhatia gave the Committee a recap of the land use concepts and reported that the community participated by attending the Land Use Concept Workshops and/or filling out a survey which was captured in the Land Use Concepts Feedback Report. When asked how many committee and members of the audience participated, between 70 and 80% of the audience raised their hand.

5. Report on Community Feedback

Consultant gave the committee a presentation on the community feedback.

A committee member asked in general how does a site transition from being commercial to becoming residential. Consultant responded that policies have not yet been written to support any changes. The city is not going to shut down current projects. There can be changes in the future and developers can be given incentives for making changes when there is a need. The intent is not to create non-conformities.

A committee member asked how to define visitor serving commercial. Consultant and staff responded that the difference is hotels are allowed in addition to restaurants and shops. The focus may be more on serving the visitor versus serving the resident.

6. Public Comment

Geoff Reeslund: With Hughes Investments, the original developers and owner/manager of Carlsbad Plaza at El Camino Real and Marron Road. He expressed support for the City's attempts to revitalize and re-energize the city through the new General Plan, supported the waterfront concept that would enhance Carlsbad as a waterfront-oriented city. He stressed that the final outcome should be a hybrid of the three concepts, in particular the Plaza Camino Real corridor and the properties they own. Mr. Reeslund preferred that the existing core of sites remain the same otherwise it would force local residents to move across the freeway to do their shopping. A mixed-use or high density residential designation on their property doesn't make sense. Such a designation change could have potential legal and financial implication with lenders and tenants. He requested that their site's designation remain the same, recognizing Plaza Camino Real is a different entity and Westfield is going to make some major changes.

Shawn Plaxco: A Bressi Ranch resident, he spoke about the potential rezoning of a property that borders Palomar Airport Road, El Fuerte, and Gateway from a business park to a 450 unit apartment complex. He wanted the committee to consider the effect of the change, citing concerns over traffic and impact on schools, parks, streets, and central community.

A committee member asked when there will be a meeting on State of California housing requirements and to explain why this is even on the table in the first place. We have to take housing units and find places for them in the city. It does not seem the general public truly understands we have to find areas in the city to put housing units. The city has to comply with Sacramento. If housing does not go in one area, it will go in another area.

Consultant and staff responded that Paper #2 does go over this. It deals not only with demographic trends that are happening in the nation, state, and locally, but also the city's housing needs from a state standpoint and the projected changes and demographics in Carlsbad. Also, the city's housing needs have compared to the Growth Management Plan and Regional Housing Needs Assessment (RHNA). The next Housing Element will be part of this General Plan update.

Nancy Ridgway: Lives in Focus Area 1 and is a homeowner in the Madison Area. She asked if the city is looking at changing some of the zoning on some of the properties. There are about six prime properties that the city keeps looking at. There are six homeowners that live near the park that were supposed to have added trees by the Senior Center. She questioned if this is something they do not have to worry about since it is more long-term planning. Nancy also questioned if the city is going to be changing the zoning to mixed use with lofts on top and commercial on bottom.

Staff responded that in the existing adopted Housing Element, there is a program to consider and look at potentially up-zoning certain properties in the Barrio. The existing Housing Element is to potentially re-designate certain properties to higher density. Staff offered to discuss this one on one with her.

Don Christiansen: Thanked the committee on their work. He was confused about proposed open space and wanted to know how much of the 40% is actual natural open space. The city only has one community garden with a four year waiting list. Taxpayers already paying and want space to be put to use. He advocated for there to be at least one community garden in each quadrant.

The consultant responded that the 40% figure includes natural plus the recreational open space together and that a breakdown can be obtained for him. Open space is discussed extensively in the Open Space working paper (WP #3).

TJ Childs: lives on Madison. She stated that the city can be more creative than just putting housing units in places that are traditionally single family homes. She suggested that we get rid of what she calls the "Public Works depot" and use it for senior housing. There are a lot of infill lots located on Jefferson, Harding, and Chestnut and they have high density housing. Maybe the city can buy lots and partner so we can have a balance of single family housing. There is no push to help single family homeowners in Barrio. This plan lacks any incentive for single family homeowners. Ms. Childs stated she lives across from the park Nancy Ridgway mentioned. She hopes zoning does not change, but if it does, she prefers mixed use.

Wendell Barnett: longtime resident and homeowner of manufactured home on Lanikai Lane between Poinsettia and Palomar Airport Road. He wanted to know if the argument to raise density along the coast is to allow for hotels to build up and be more attractive to investors. He had a question on height limitations from Carlsbad and the Coastal Commission and wanted to know if

residential hotel is residential or commercial. Mr. Barnett also questioned if the City will take over the State Park.

Consultant responded that when talking about high density it is relative to Carlsbad's standards and that three to four floors would be the highest. There will not be major change between power plant and state beach, maybe more parkland or a waterfront promenade. There might be some swapping of land but the city would not take over the State Park.

A committee member said that it will be helpful to show on the maps where the coastal zone actually is.

Austin Lynas: from Lanikai Lane Homeowners Association Mobile Home Park. Mr. Lynas said the visitor-serving "coastal button" shown on the concept maps is located on their club house. The consultant explained that the "button" is not a site specific destination but to indicate potential visitor-serving opportunities in that area.

Michele Staples: Xana Way resident in Focus Area 7. Ms. Staples stated that the city's Growth Management Policy allocates residential use compliance and that each concept plan is compliant with Growth Management Policy but not every combination would be. She wanted to know if we are talking about Policy 43, and how would Growth Management policy be amended.

Consultant and staff responded that it just depends on where housing is placed. There is a maximum number of housing units in each of the four quadrants in Carlsbad. We may use up the housing capacity and cannot place additional housing in other areas. The goal is not to change the Growth Management Ordinance in this process, but to comply with it. Proposition E created the caps on housing allowances for the city and quadrants. It was voted by the people of Carlsbad and can only be changed with another vote. Policy 43 is the accounting process to ensure the city does not violate Prop E.

Margie Caruso: Ms. Caruso stated she has a couple hundred more petitions for Bressi Ranch La Costa Greens area in opposition to the apartment complex. She said she understands the housing process and that there has to be affordable housing. This area is already saturated and there is only one elementary school that is overcrowded and underfunded. If that area is rezoned and another developer takes it, the apartment complex can go to 530 and that is a concern. Right now it is a safety issue. Ms. Caruso questioned if a traffic study has been done yet. People have said it is a done deal and a waste of time to try to stop this apartment project from coming in. That area already does have a lot of apartments.

Staff responded that there is no application so the city would not have done any traffic study. After the workshops the city prepared a "Frequently Asked Questions" paper that was mailed and is posted on the website. It answers a lot of the questions that are being asked.

A member of the public asked when would the zoning changes go into effect if the City adopts in 2013.

Staff responded that once City Council adopts the new General Plan, then it would be in place. The only exception, about 37% of the city is in the coastal zone and any changes proposed to land use in the coastal zone also needs to be reviewed and adopted by the California Coastal Commission. This would occur after 2013. The designation on the map would change in 2013 and submitted shortly thereafter to the coastal commission. The city has no control over when the land actually changes use. It is up to the private property owner and when they choose to develop their vacant land or redevelop their existing land. This would happen over time. The last General Plan was adopted in 1994 and we still have vacant land.

Diane Nygaard: Ms. Nygaard said she appreciates the City has done extensive outreach, but despite that, the average man on the street does not know about these 11 focus areas. There is still a need for continuing outreach and education for the public. Open Space is a land use. She said if the comments in the feedback report were to be tallied, the single area of comments rated the highest was on open space, regardless of area concerned. There is a concern about sustainability and there needs to be a balance between more density and open space. Natural open space takes the least services and is lowest cost land use.

Sherry Alvarado: Has property in the Barrio. Ms. Alvarado stated there is a stigma with the Barrio. There should be a vote for people that live in the Barrio whether they want to keep the name "the Barrio" or rename to something like "South Village" or "South Colony." This area is becoming involved with the Carlsbad Village Association.

A member of the audience responded that "barrio" means neighborhood in Spanish and it was predominantly a relocation of the Hispanic community in that area. Right now it is very diverse. A lot of new people have moved in but there are still some of the older people that live there and consider it to be the Barrio. She conceded that there is a stigma because people seem to think "Barrio" has a bad connotation.

Wendell Barnett: Lanikai shares with the Barrio an uncertainty about a future that is closer to the current time than 2035. He said Lanikai has a stigma too because some people say Lanikai is a glorified trailer park. His community is like the Barrio and people tend to be quieter.

Sean Plaxco: Stated he understands that the city has to comply with state requirements and it is fine to build high density residential, but it should spread out more so the impact is not as big. A 450 unit complex is frightening.

Margie Caruso stated she understands an application for the apartment complex has not been submitted but please do not rezone to allow for residential.

John Marshall: lives on Amber lane. Mr. Marshall said he was there to advocate for connection of Poinsettia Lane and wanted to know if the 1995 General Plan lived up to expectations.

Staff responded that Poinsettia Lane is on the Circulation Element today but it is not scheduled by the city to construct it. That will likely happen when the surrounding property and that missing link develops. Alternatively, if traffic in the area approaches the Growth Management Plan performance threshold, then the city would construct the road segment.

Mark Rohrlick: Mr. Rohrlick stated there is a distinction between a General Plan Update and a General Plan Amendment. If a project application came through to the city, it can go ahead of the General Plan Update.

The Committee Chair responded that an applicant can come in and ask for a General Plan Amendment to the old General Plan since the city does not have a moratorium on General Plan Amendments during this process. Such an application would run separate and parallel to this process.

A member of the public wanted to know the status of Chestnut going through to the beach.

Staff responded that the city does not have a project on the books to construct or fund anything. This idea has been repeated by residents on both sides of the railroad tracks that they want another access point to get to the waterfront.

The Committee Chair closed the public comment at 7:34 p.m. and paused for a recess.

7. EC3 discussion and guidance toward a preferred plan

The Committee Chair called the meeting back to order at 7:45 p.m.

Focus Area 1 Northwest Coastal:

A committee member asked how these three concepts address all the core values. These concepts do not discuss arts and education. The Committee Chair responded that all concepts address core values in different ways. It is the job of the committee to see if any of the concepts fail to meet one of the core values. The consultant responded that when EC3 was shaping the concepts, they discussed that land use plan will not do justice to several of the core values, specifically history and culture and services and education that are not entirely land use-driven. Those values will be addressed at a later stage.

A committee member was concerned about the people that did not respond to questions in the survey. He wanted to know how many people actually live in the focus areas they were voting on. The Committee Chair responded that the committee represents the public, including those that did not respond, and there are committee members representing each quadrant.

A committee member said he is a big supporter of the Active Waterfront concept but wanted to know how this concept changes if the Power Plant is built there.

A committee member questioned how appropriate a mixed-use land use at the power plant site will be. He also stated that high density along the freeway in the Barrio is better than a little of mixed-use.

A committee member stated a preference for Concept B (Active Waterfront), but if the Power Plant is moved, then the preference is for more open space on the west side and access to the public rather than residential or commercial. Beach focus is a huge asset to the community and if it is restricted with hotels, commercial, or even residential, the general public is not allowed to use

it. There was Committee consensus on this point. The consultant responded that the pier helps create an active waterfront like the successful communities of Santa Monica or Newport Beach.

A committee member questioned the mixed use on east side of the freeway. She understood that Cannon Road was the freeway entrance to the high occupancy vehicle lanes were going to go. Staff responded that it is no longer in Caltrans' freeway expansion proposal. Also, the 48 acres owned by SDG&E was not part of Prop D, and is currently designated for commercial use.

A committee member stated the property designation should stay as tourist serving commercial and leave out residential or industrial.

A committee member said the map should show the under/over pass connection to the water at Chestnut. Staff responded that this would belong in the Circulation Element as a policy to pursue that goal, or would be shown on the Trails Master Plan. There was a consensus with this.

A committee member wanted to know what the long-term prognosis of the strawberry fields is from an agricultural standpoint. The Committee Chair responded that the price of water and severe labor shortage has caused the operation to shrink this year. They do have a good position to have one of the first strawberries in California, but it is leased land.

A committee member asked if power lines went away and land was unencumbered, what would be appropriate use. Right now it seems like tourist serving commercial is ideal, but it would probably not be the appropriate location for some kind of mixed use.

Committee consensus: Concept B but leave SDG&E site as currently designated for visitor-serving commercial.

Focus Area 2 Plaza Camino Real Commercial Corridor

A committee member said they appreciate input of property owner but wanted to know if it depends on how the zoning ordinance is written. He asked if ordinances can be crafted to allow for the eventual changeover of the land without them being hurled into the short term by lenders. The consultant responded that a site can stay as existing non-conforming use and can continue to invest in it to an extent to keep it going.

The Committee Chair said he does not believe this is a logical place for people to live because of all the traffic by the freeway. A committee member countered that with setbacks and buffers, redevelopment may work. The consultant responded that the maps may be deceptive. Sites may look closer to the freeway than they really are. This can be structured so the most sensitive uses are not right next to the freeway, but this is more of a design and site plan issue.

A committee member said that Plaza Camino Real is finally doing something to update the mall and we should not upset them. If they want to keep this site commercial, we should leave it. A staff member said that the city owns the Plaza Camino Real parking lot. Also, any site designated as commercial there can also be mixed use by right and choice.

A committee member said mixed-use should be optional, let the market decide. A staff member responded that this is how the zoning is now.

Committee consensus: Concept B with open space, mixed use to the west and commercial on the Plaza Camino Real site; east side of El Camino Real to remain commercial.

Focus Area 3: Quarry Creek

Staff informed in the Committee that the existing Housing Element has identified this site for some multi-family housing to accommodate for low and very low income housing needs. McMillan, who is under contract to buy the property, has a master plan filed with the city. Their proposal calls for 660 dwelling units. The McMillan letter says none of concepts are consistent with what they are proposing in their master plan, but B and C are more consistent. They are advocating for a slight difference between B and C to reflect their master plan. A representative from McMillan said they like Concept C the best. The consultant stated that Concept C has less high density and is the closest to the McMillan plan.

A committee member suggested a version that would have the unit yield of Concept C but on a smaller footprint, in order to achieve more open space. It was pointed out this would affect the mix of housing types. After some discussion, the Committee agreed to the consultant's suggestion to revisit a modified version of concept B or C after they provided direction on all the focus areas.

Focus Area 4: Marja Acres

Committee consensus: Concept B/C since they are the same. More density could be added here if there is a need for more housing.

Focus Area 5: Sunny Creek Commercial

A Committee member asked whether an education campus could be located here. Staff responded that the City Council has a goal to pursue a higher education opportunity in the city. A specific site does not need be designated for education, since a school could be permitted in a number of zones now with a conditional use permit.

Committee consensus: Concept A.

Focus Area 6: Mandana

Staff said one of the main owner's letter's regarding a piece of this property is asking for a slightly higher low density residential category to cluster as large lot single families outside of the expanded HMP boundary as can be provided. The number of units would not change. This is more of a design issue. A committee member expressed a desire for a General Plan policy statement regarding grading keeping true to natural land forms.

Committee consensus: Concept A/B/C (i.e., same as existing designation).

Focus Area 7: Palomar Corridor

A committee member said that at every site potential residents will have to drive to go to any commercial services. Staff responded that there is a commercial site in Vista that is relatively close for people to get to.

A committee member said there is a need to find places for more density even though nobody wants it in their neighborhood.

A committee member suggested mixed use can be moved into Concept B at Camino Vida Roble to bring a commercial feel to the neighborhood. The consultant stated that there needs to be a couple thousand people to start generating some kind of demand for services. Spreading housing sites around will not produce sufficient demand for services.

Committee consensus: Concept B modified to redesignate Carlsbad Oaks North Lot 1 and Raceway Lots 12-15 high density residential, and designate properties along Camino Vida Roble to mixed-use as shown in Concept "A".

Focus Area 8: Southern Freeway Corridor

A committee member said it does not make sense to add commercial to the Encina Wastewater Authority (EWA) site because there is not enough residential to support it. The consultant said that the site is big enough to not need high density on the entire site. There may be edges next to the freeway where the density may be more appropriate.

Staff said EWA owns most of the site and that the city owns a small portion of it. Also, the City of Carlsbad is one of the five member agencies EWA. The city has not directly heard from the authority but they are studying the long term uses for that site.

After some discussion of possible uses for the EWA site, the Committee Chair said the committee is short on information since Encina has not been consulted yet. The Committee requested that staff contact EWA about what their vision is for the property.

A committee member asked what would happen to concepts if Palomar Airport Road/Carlsbad Blvd intersection were realigned. Staff responded that the size of the Manzano property would grow. The city is currently in discussions with the state to exchange lands such that Carlsbad ends up with all this land and the State ends up with more campground land.

Committee consensus: Concept A with direction to staff to contact EWA representatives regarding their site.

Focus Area 9: Ponto/Southern Waterfront

Committee consensus: Concept B, with Ponto land uses consistent with the Ponto Vision Plan.

Focus Area 10: Aviara

Park Hyatt Aviara site: the Committee Chair asked what the reality was for this site being residential as in Concept B. It seems that Concept C is more realistic. Staff pointed out that a letter from the property owner supports a change to medium density residential because they believe commercial is not viable. Therefore, the property supports in order, either Concept A or B. After some discussion, the Committee consensus was for low density residential (as shown in Concept B), and requested that staff inform the property owner to give them an opportunity to respond to the Committee.

Poinsettia site: the Committee Chair stated there should be an economic incentive to complete Poinsettia Lane to connect east and west. Staff responded that it is in the City's circulation element to complete the road, but it is not scheduled for construction. Committee consensus: keep the currently allowed density for this site (as shown in Concept A).

Murphy site: Committee consensus was for low density residential and open space as shown in Concept C.

Focus Area 11: South El Camino Real

Committee consensus: La Costa Town Center should be left as currently designated for commercial use (Local Shopping Center). This would allow some mixed use at the owner's option. Keep La Costa Resort parcels as currently designated (Travel/Recreation Commercial). For the commercial sites at Aviara Parkway and El Camino Real, designate commercial as shown in Concept B.

8. Next Steps

The consultant explained the next steps for the committee. EC3 will next meet on April 17th or 19th. Staff will confirm the date and time.

9. Adjourn

The Committee Chairperson adjourned the meeting at 9:58 p.m.



Envision Carlsbad Citizens' Committee Meeting

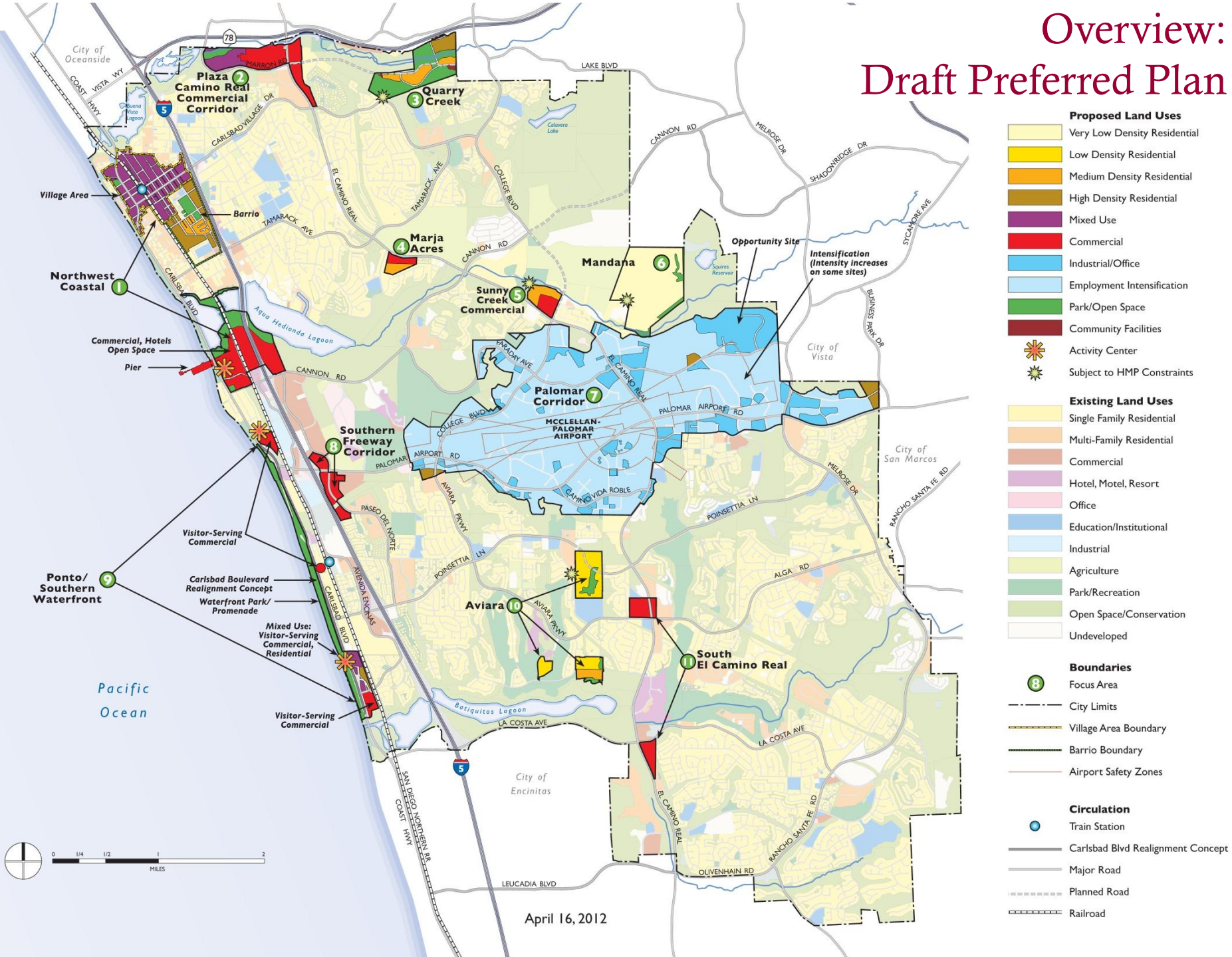
**Continued Discussion of:
Land Use Concepts**
April 17, 2012



Agenda

- New information since last EC3 Meeting
- **Continue EC3 Discussion of Land Use Concepts**
- Next Steps
- Public Comment

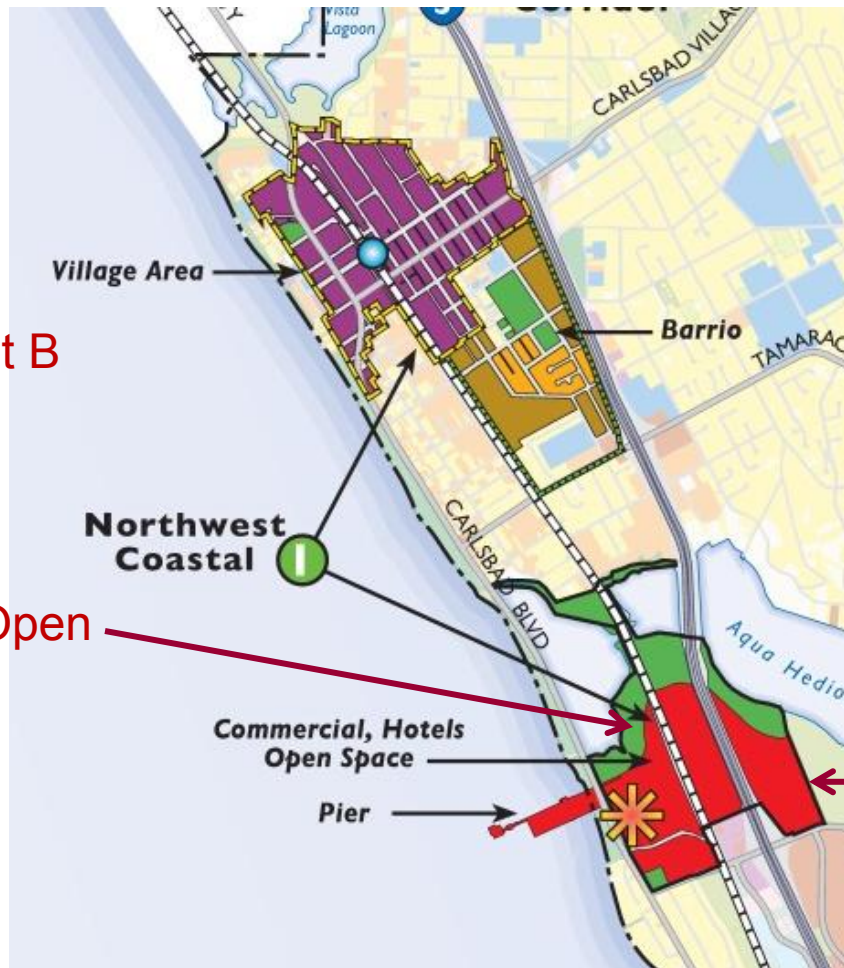
Overview: Draft Preferred Plan



Focus Area 1: Northwest Coastal

Village
and
Barrio:
Concept B

More Open
Space



EC3 Recommendation:

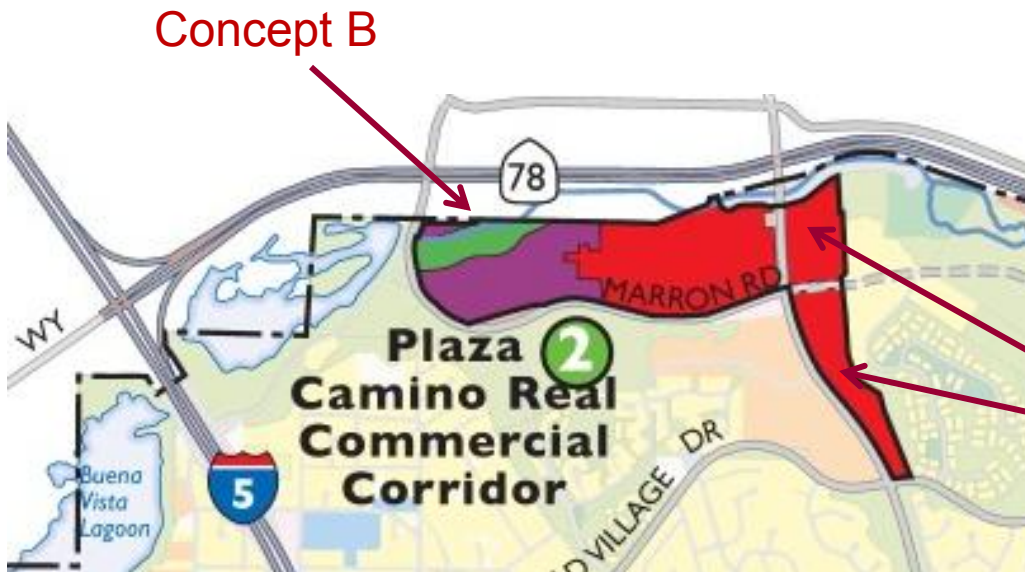
- Concept B, except:
 - More OS on west side of power plant
 - No mixed-use east of 1-5/ Cannon

No Mixed Use

Focus Area 2: Plaza Camino Real Commercial Corridor

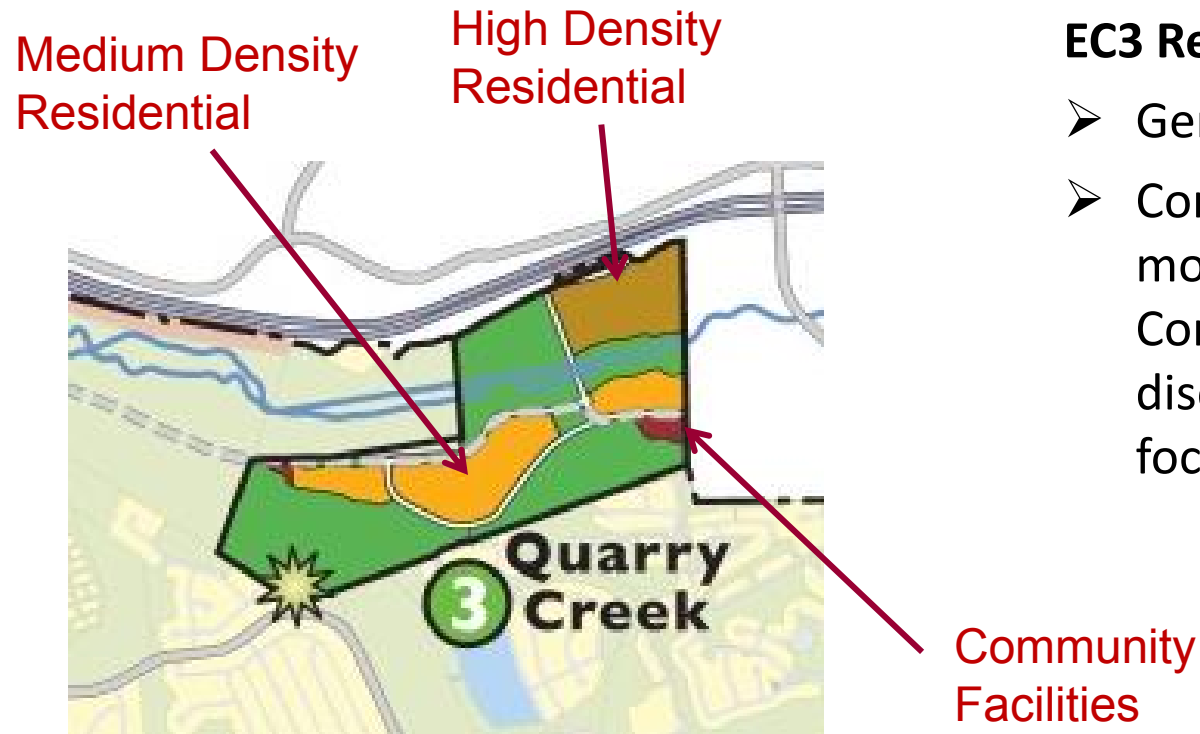
EC3 Recommendation:

- Concept B (west of El Camino Real)
- Concept C (east of El Camino Real)



Leave as
Commercial
No High Density
Residential
(Concept C)

Focus Area 3: Quarry Creek



EC3 Recommendation:

- Generally, Concept C
- Considered potential modification to Concept C after discussion of other focus areas

Focus Area 4: Marja Acres

Focus Area 5: Sunny Creek Commercial



EC3 Recommendation:

- Concept B/C



EC3 Recommendation:

- Concept A



Subject to HMP Constraints

Focus Area 6: Mandana



EC3 Recommendation:

- Concept A/B/C – Leave as currently designated

Map Edit:

Land use boundaries shown as currently designated



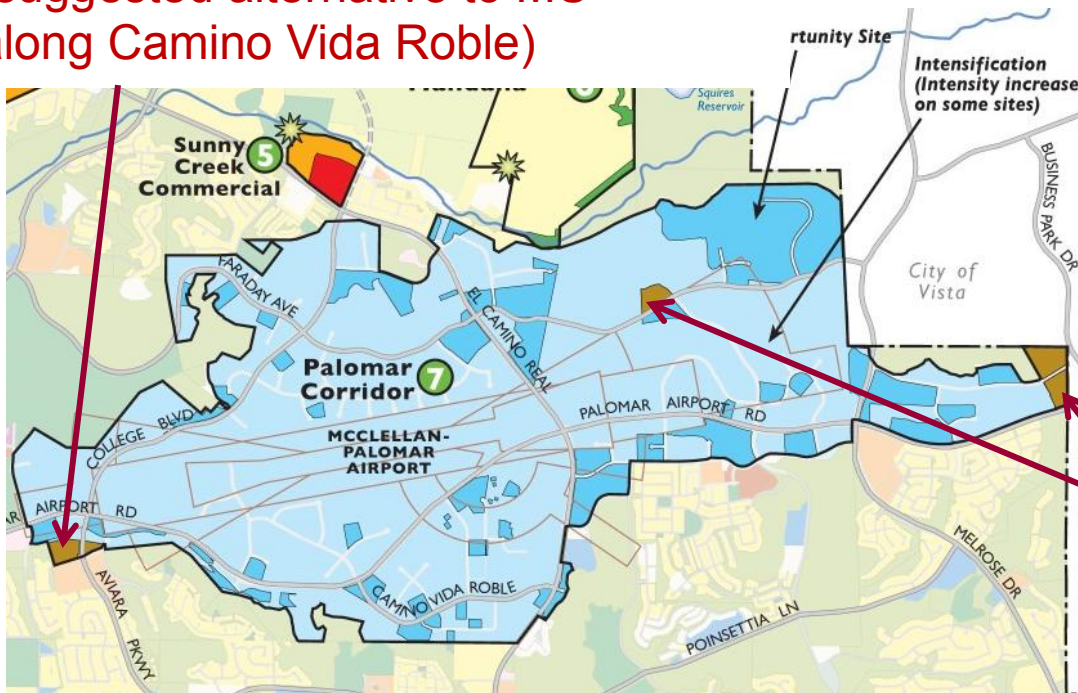
Subject to HMP Constraints

Focus Area 7: Palomar Corridor

High Density Residential
(suggested alternative to MU
along Camino Vida Roble)

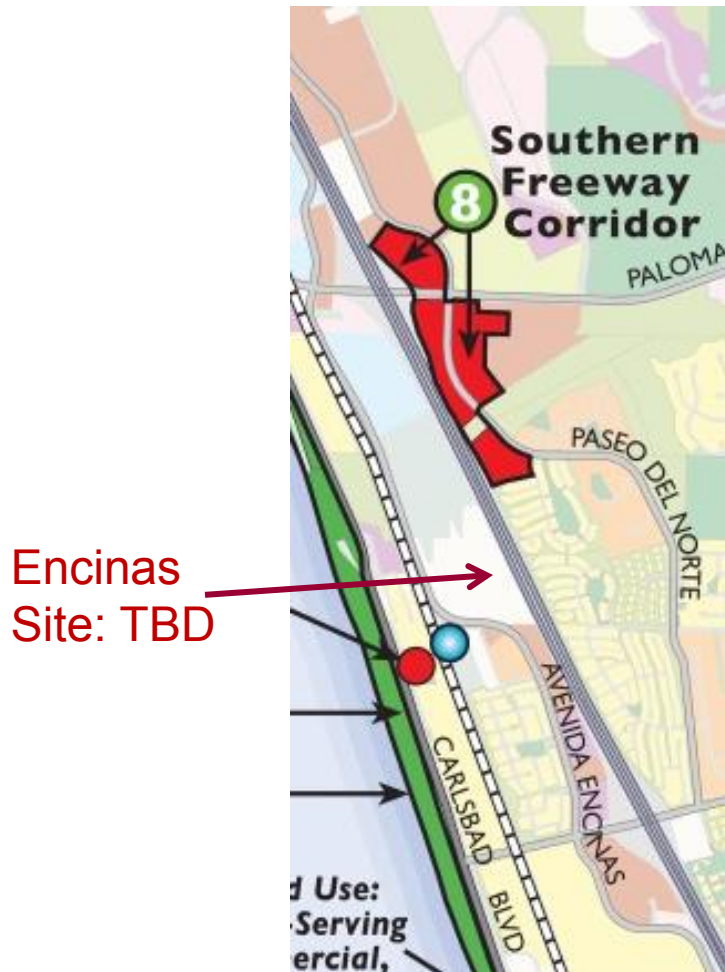
EC3 Recommendation:

- Concept B, except:
- Parcels at eastern city boundary – high density res. (Concept A)
- Oaks North Lot 1 – high density residential
- Mixed-use along Camino Vida Roble (Concept A)



High
Density
Residential

Focus Area 8: Southern Freeway Corridor



EC3 Recommendation:

- Concept A, except Encinas site – need input from owner

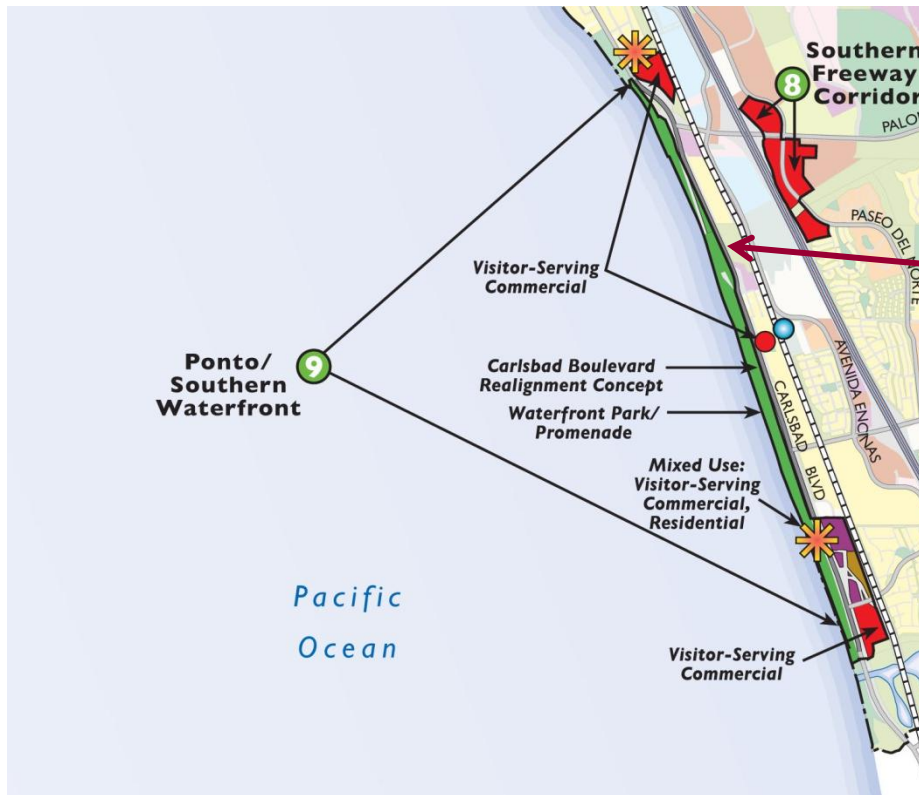
Encinas Owner Information:

Owner considering land use for site; have not yet determined what they want to do

Staff Recommendation:

Leave Encinas site as currently designated until owner advises the city

Focus Area 9: Ponto/Southern Waterfront



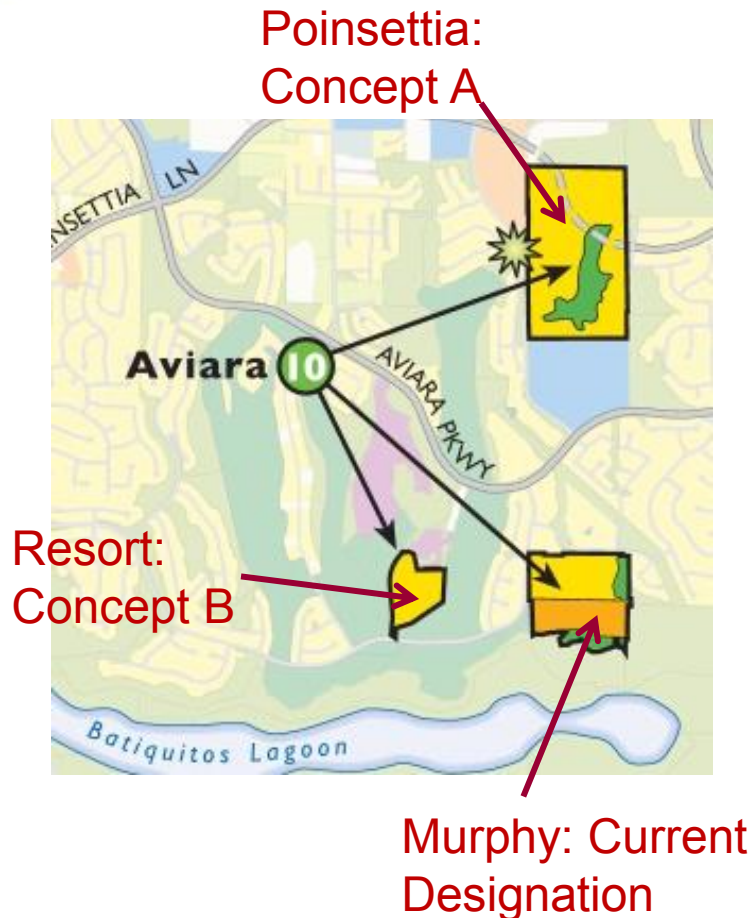
EC3 Recommendation:

➤ Concept B

Map Edit:

Removed one commercial activity center to avoid conflict with OS

Focus Area 10: Aviara



EC3 Recommendation:

- Aviara Resort site - Concept B
- Poinsettia Lane site - Concept A
- Murphy site – Concept C

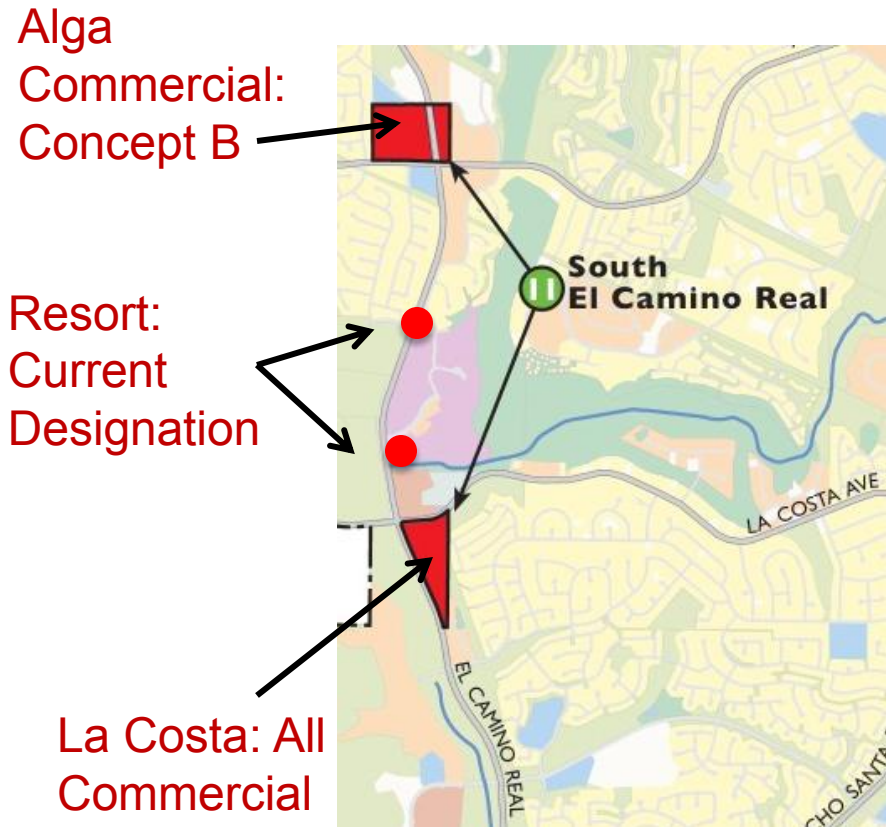
Murphy Alternative:

- Leave as currently designated (low and medium density residential)
- Minimal constraints to justify OS over entire southern parcel (portions currently designated OS)



Subject to HMP Constraints

Focus Area 11: South El Camino Real



EC3 Recommendation:

- El Camino Real/Alga Commercial site - Concept B
- La Costa Resort sites – Concept B/C
- El Camino Real/La Costa Commercial site – Leave as is (all commercial)

Focus Areas for Continued EC3 Discussion

- Focus Area 3 – Quarry Creek
- Focus Area 7 – Palomar Corridor
 - Aviara Parkway Farms site as alternative to M/U at Camino Vida Roble
- Focus Area 8 – Southern Freeway Corridor
 - Encinas site
- Focus Area 10 – Aviara
 - All three sites – Resort, Poinsettia Ln., Murphy

EC3 Discussion

Proposed Land Uses

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial/Office
- Employment Intensification
- Park/Open Space
- Community Facilities

- Activity Center
- Subject to HMP Constraints

Existing Land Uses

- Single Family Residential
- Multi-Family Residential
- Commercial
- Hotel, Motel, Resort
- Office
- Education/Institutional
- Industrial
- Agriculture
- Park/Recreation
- Open Space/Conservation
- Undeveloped

Boundaries

- Focus Area
- City Limits
- Village Area Boundary
- Barrio Boundary
- Airport Safety Zones

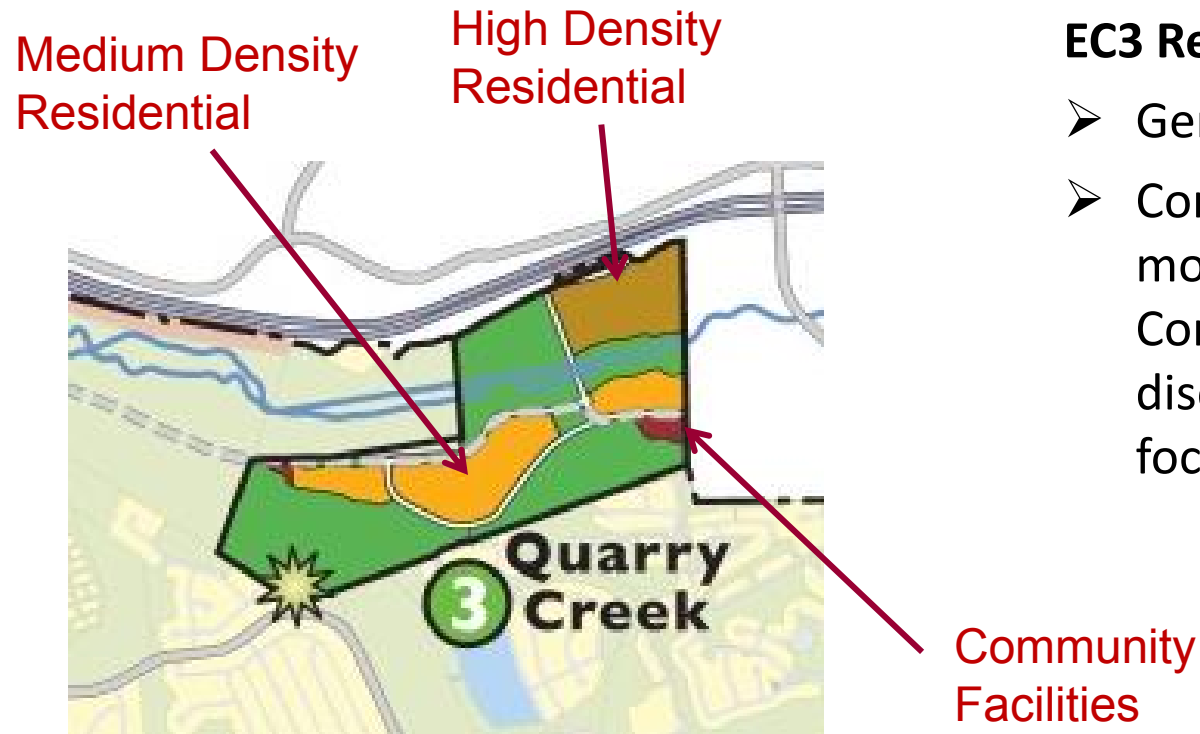
Circulation

- Train Station
- Carlsbad Blvd Realignment Concept
- Major Road
- Planned Road
- Railroad



April 16, 2012

Focus Area 3: Quarry Creek



EC3 Recommendation:

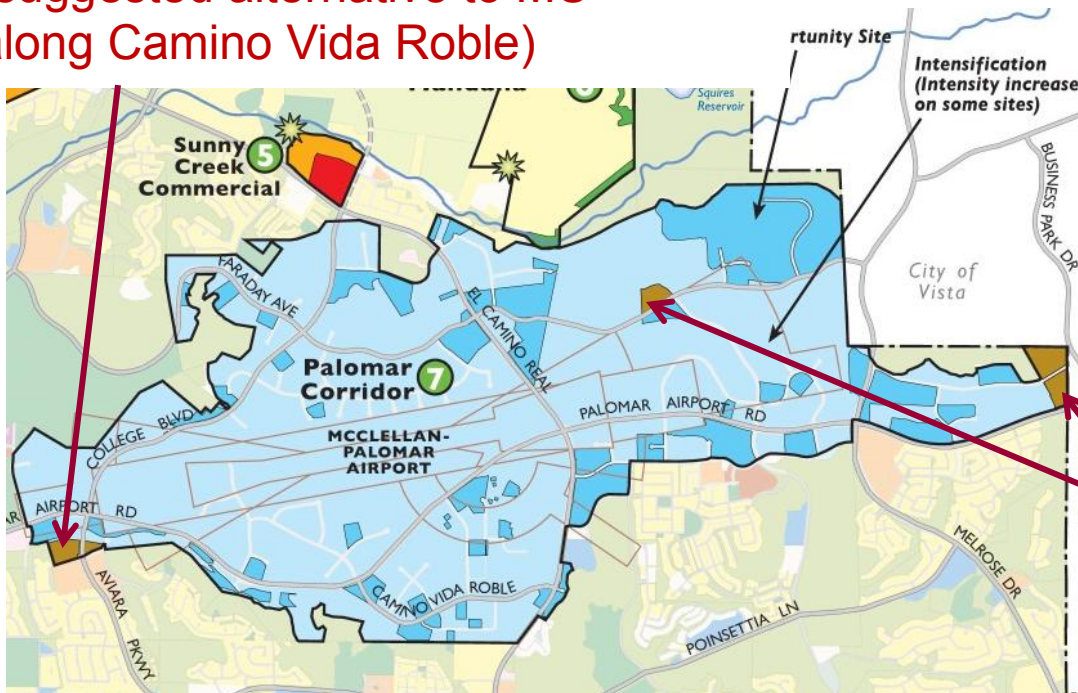
- Generally, Concept C
- Considered potential modification to Concept C after discussion of other focus areas

Focus Area 7: Palomar Corridor

High Density Residential
(suggested alternative to MU
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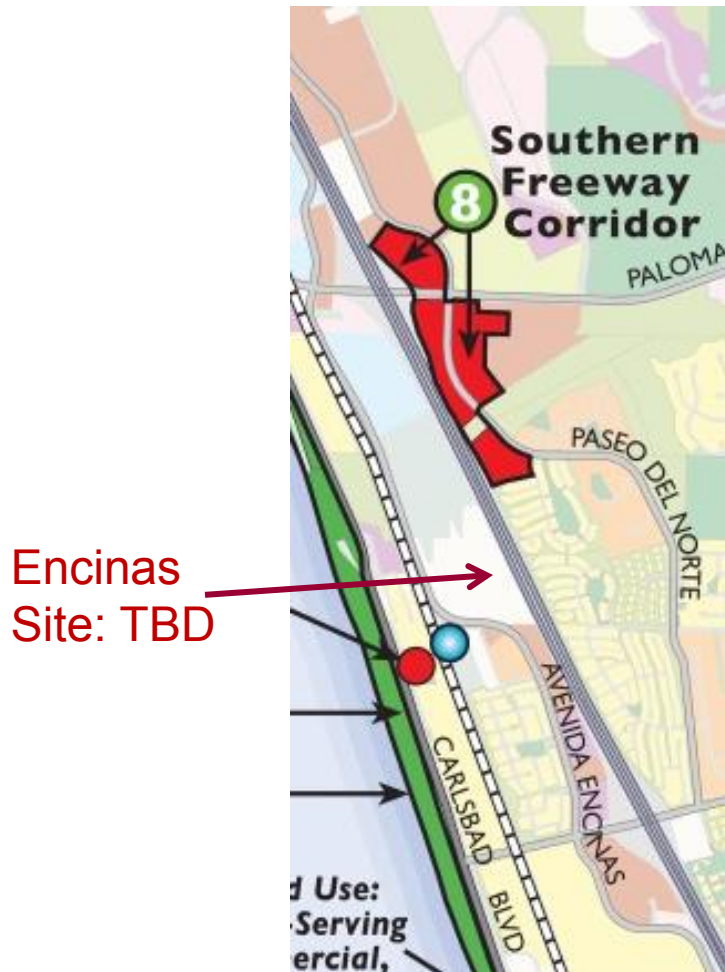
EC3 Recommendation:

- Concept B, except:
- Parcels at eastern city boundary – high density res. (Concept A)
- Oaks North Lot 1 – high density residential
- Mixed-use along Camino Vida Roble (Concept A)



High
Density
Residential

Focus Area 8: Southern Freeway Corridor



EC3 Recommendation:

- Concept A, except Encinas site – need input from owner

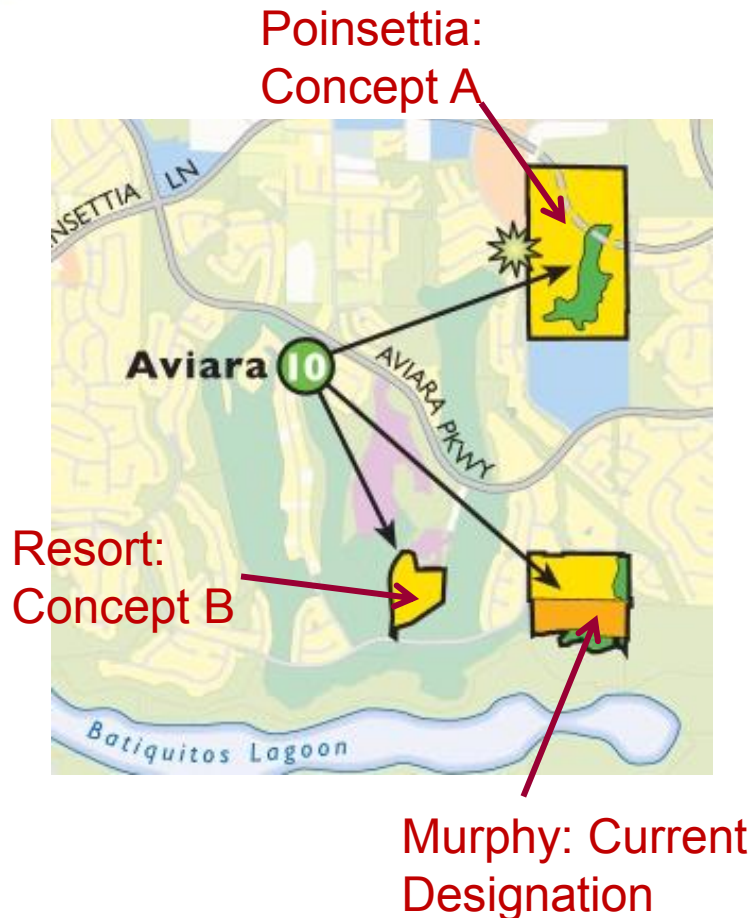
Encinas Owner Information:

Owner considering land use for site; have not yet determined what they want to do

Staff Recommendation:

Leave Encinas site as currently designated until owner advises the city

Focus Area 10: Aviara



EC3 Recommendation:

- Aviara Resort site - Concept B
- Poinsettia Lane site - Concept A
- Murphy site – Concept C

Murphy Alternative:

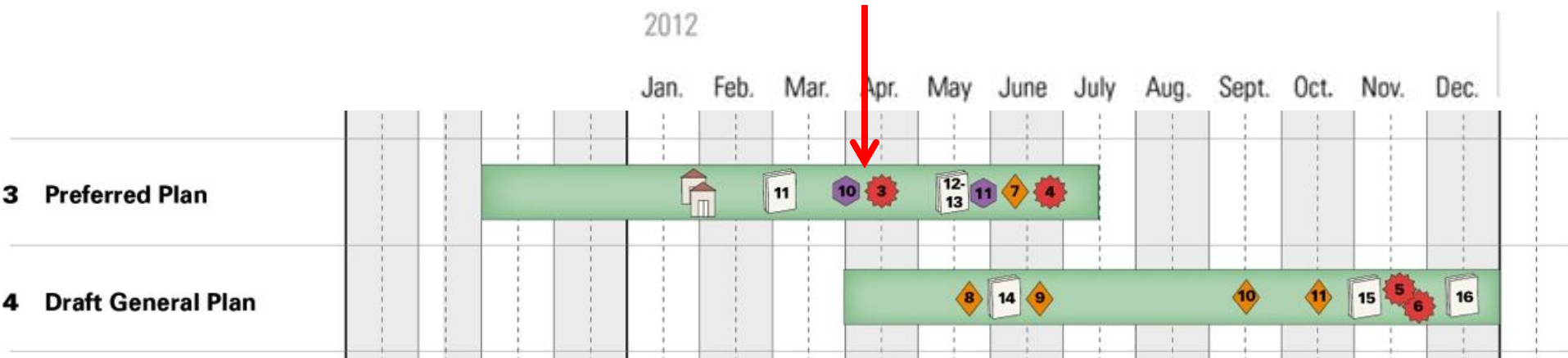
- Leave as currently designated (low and medium density residential)
- Minimal constraints to justify OS over entire southern parcel (portions currently designated OS)



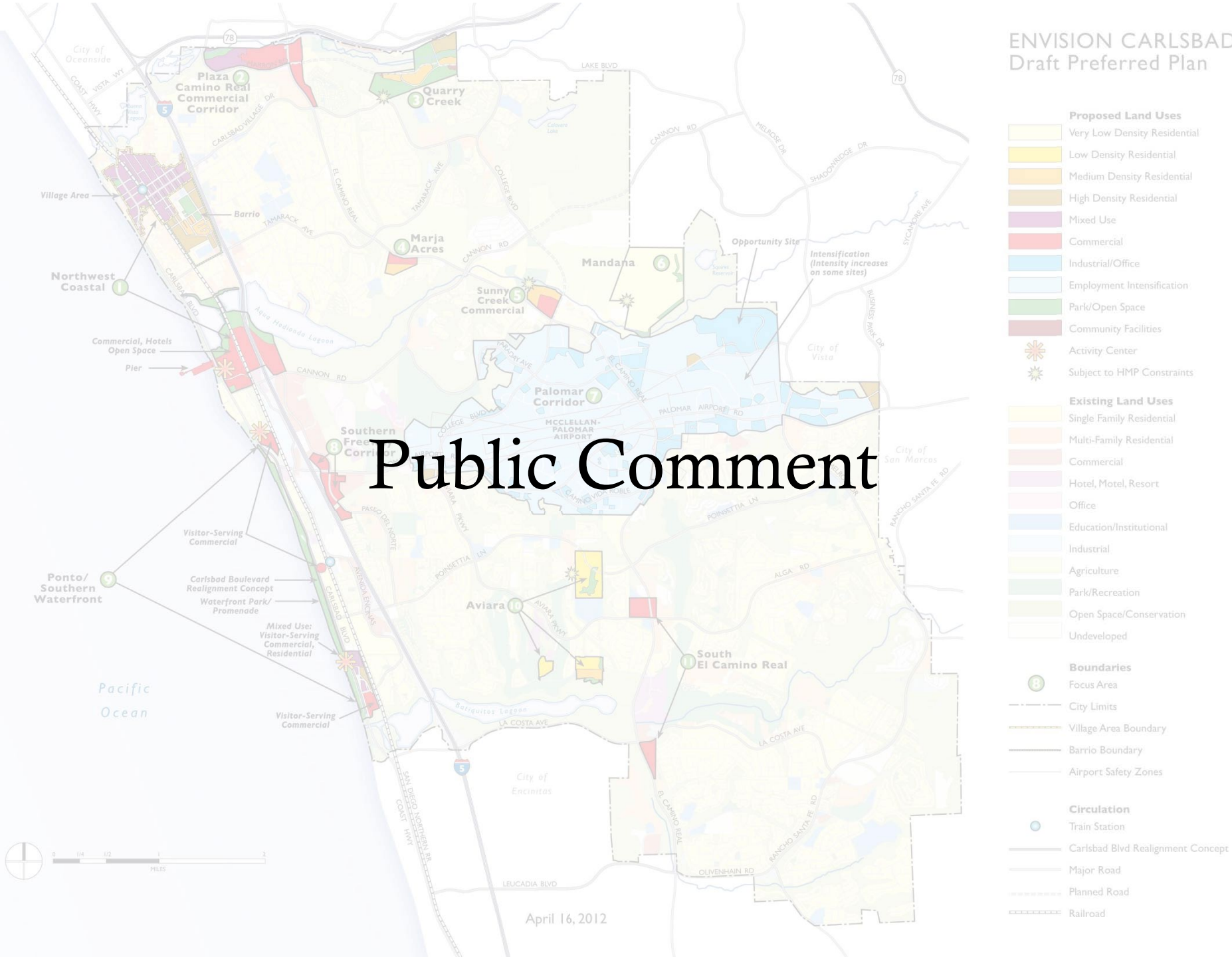
Subject to HMP Constraints

Next Steps

We are here



Public Comment



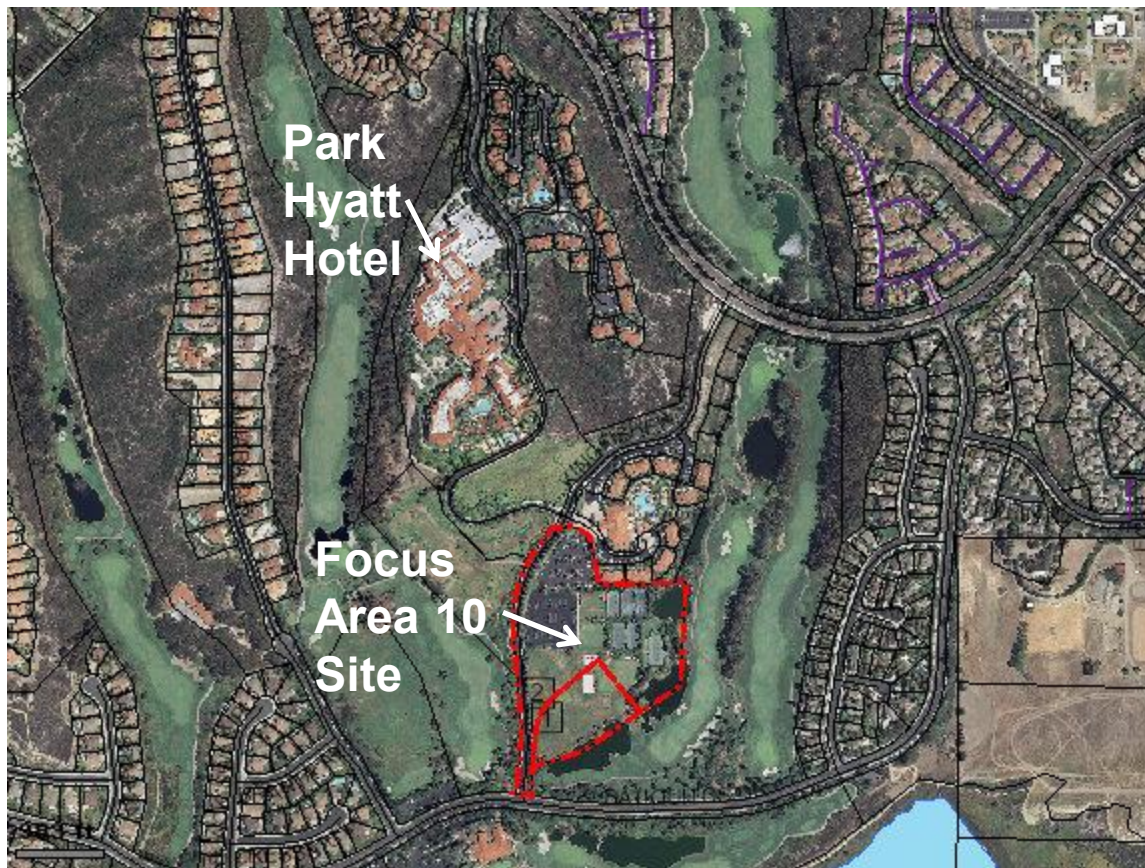


Envision Carlsbad Citizens' Committee Meeting

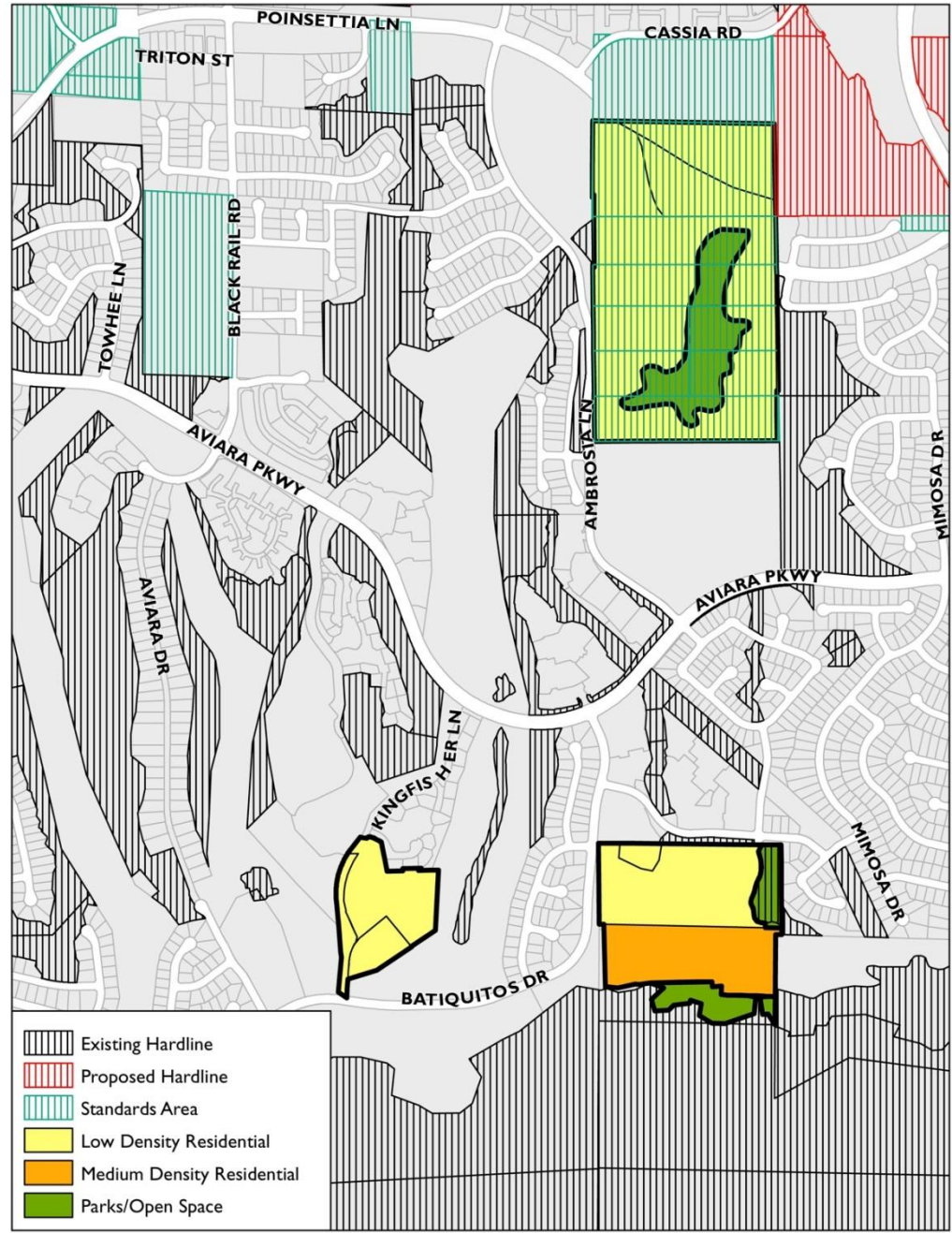
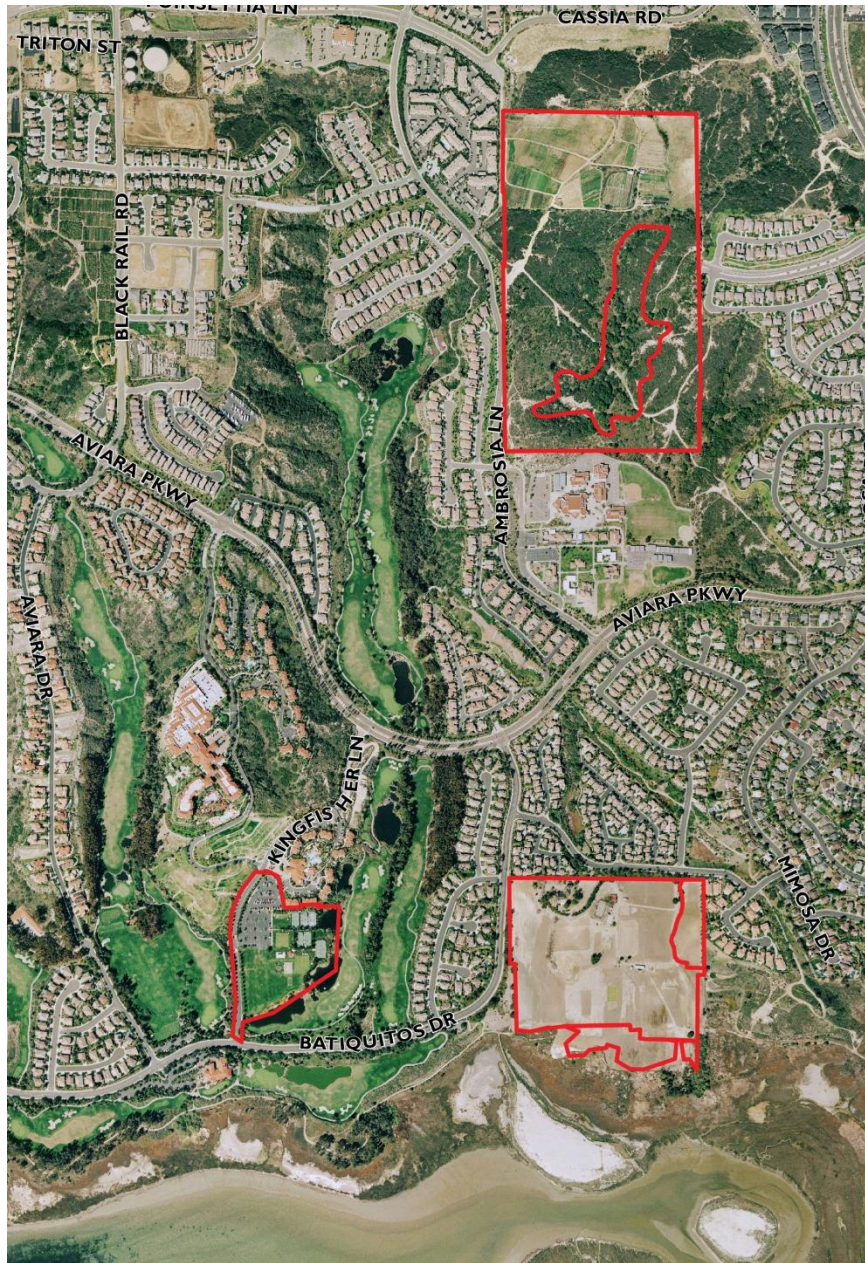
**Continued Discussion of:
Land Use Concepts**
April 17, 2012

Aviara Resort Site

- Current Land Use Designation: TR (Travel Recreation Commercial)
- Current Zone: PC
- Owner: Aviara Resort Associates

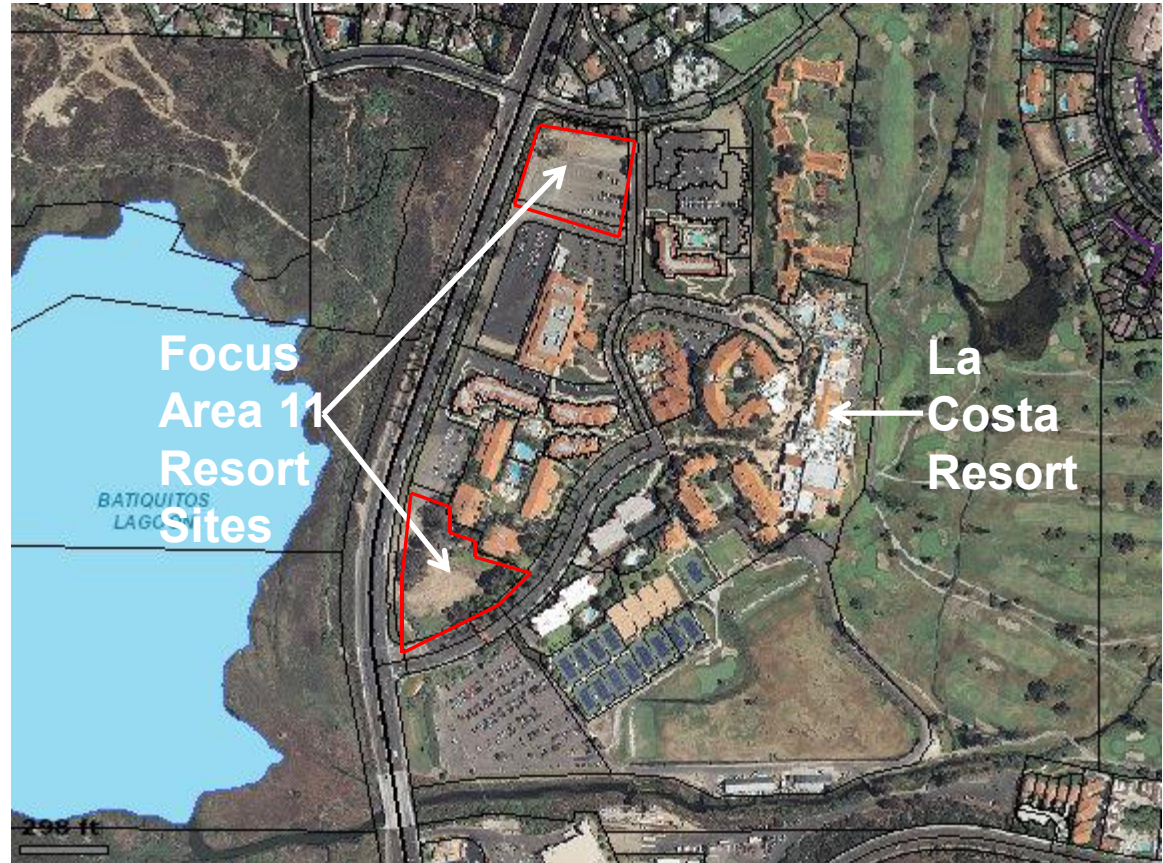


Focus Area 11 Aviara Constraints



La Costa Resort Sites

- Current Land Use Designation: TR (Travel Recreation Commercial)
- Current Zone: PC
- Owner: VRE La Costa



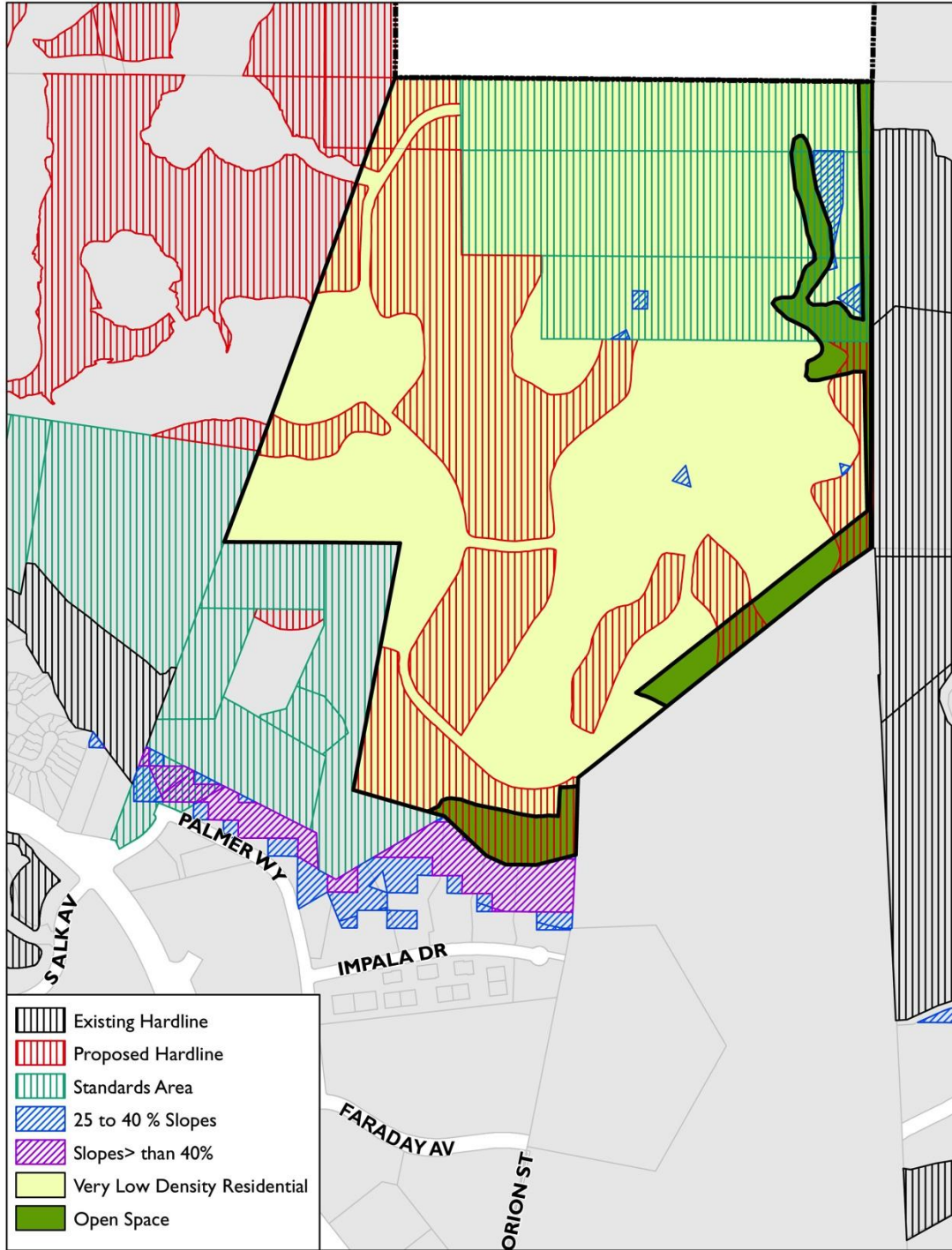
Close up of La Costa
Resort Sites in Focus Area
11 South El Camino Real



Focus Area 6

Mandana

Constraints

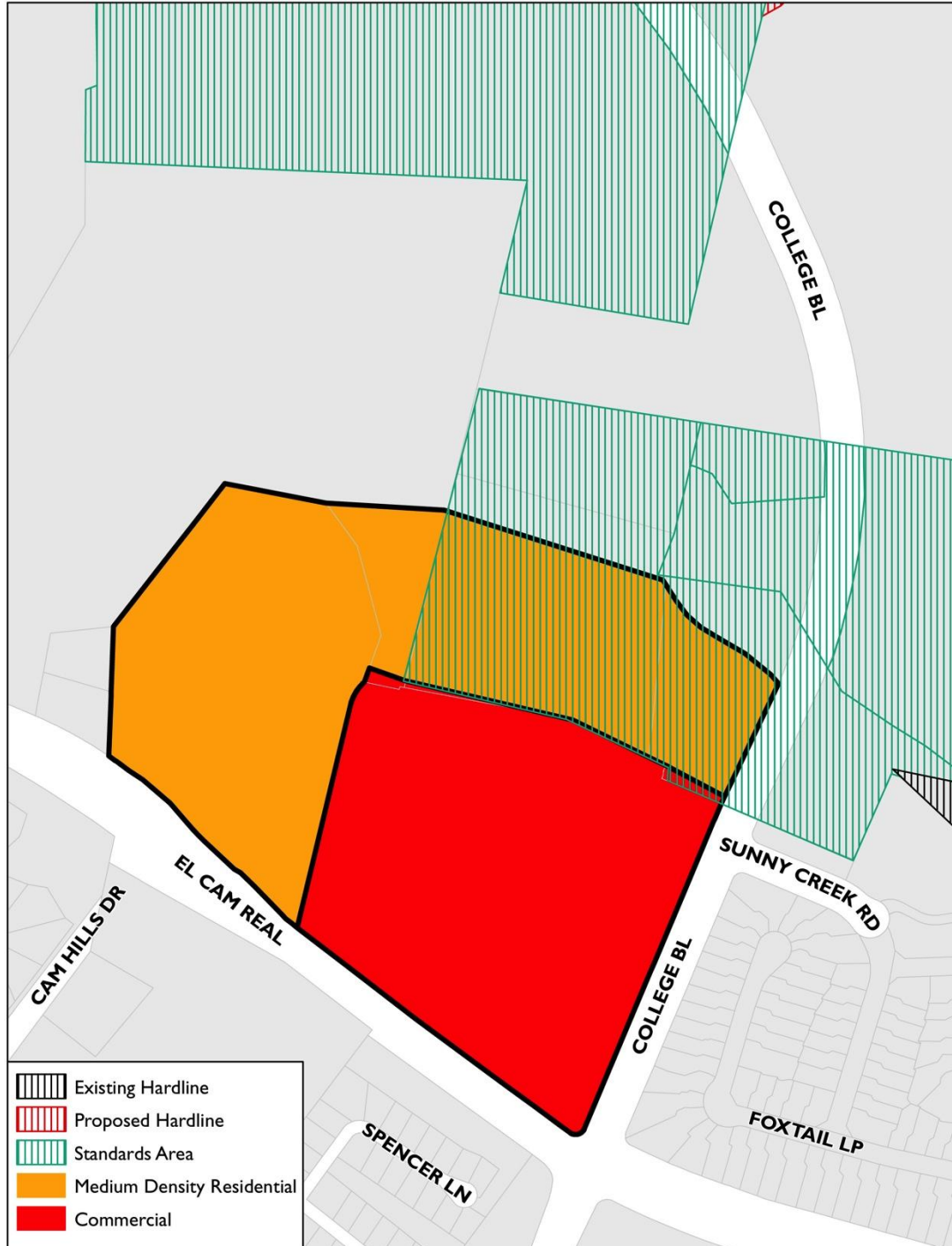


Focus Area 5

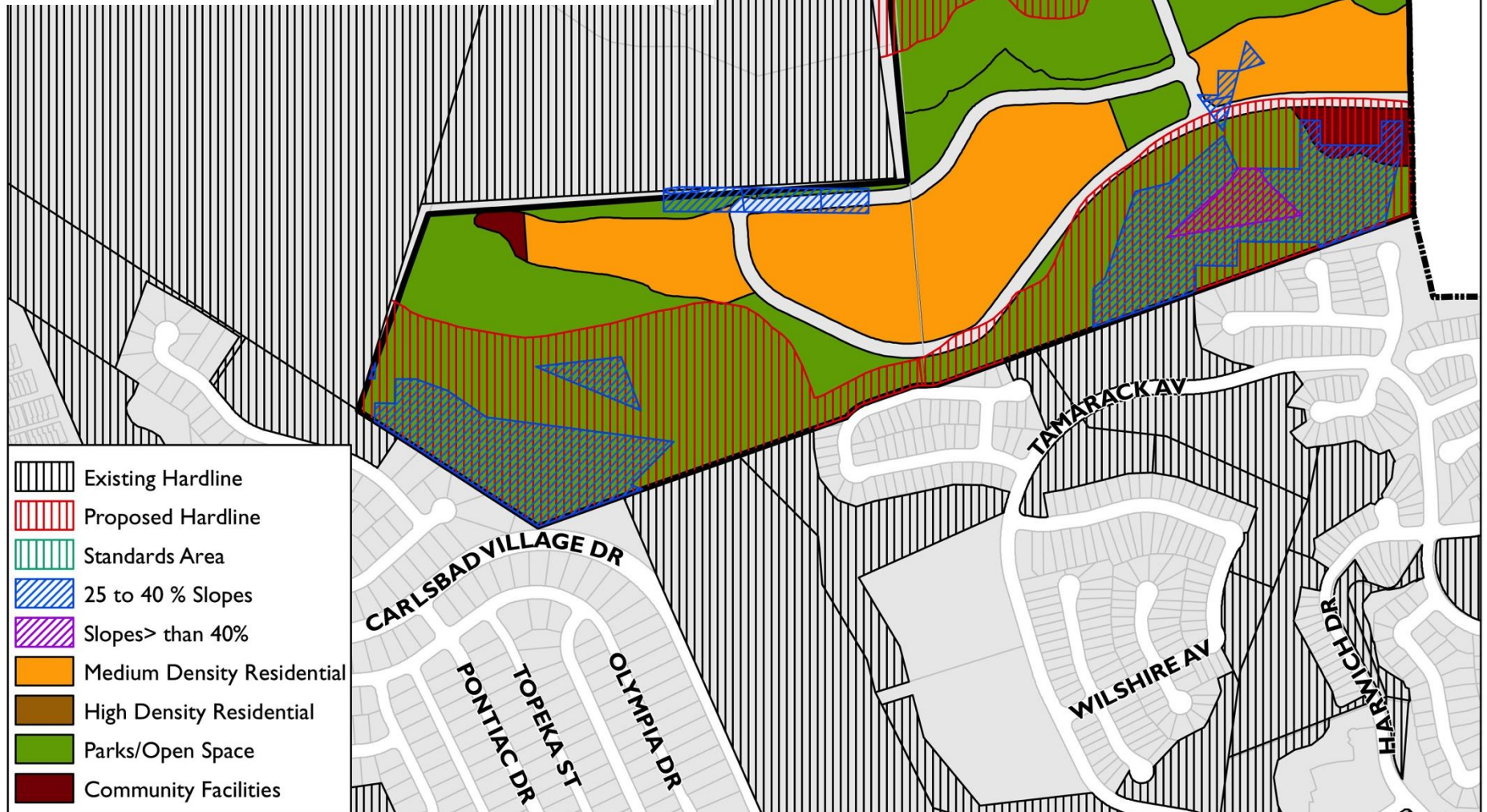
Sunny Creek

Commercial

Constraints



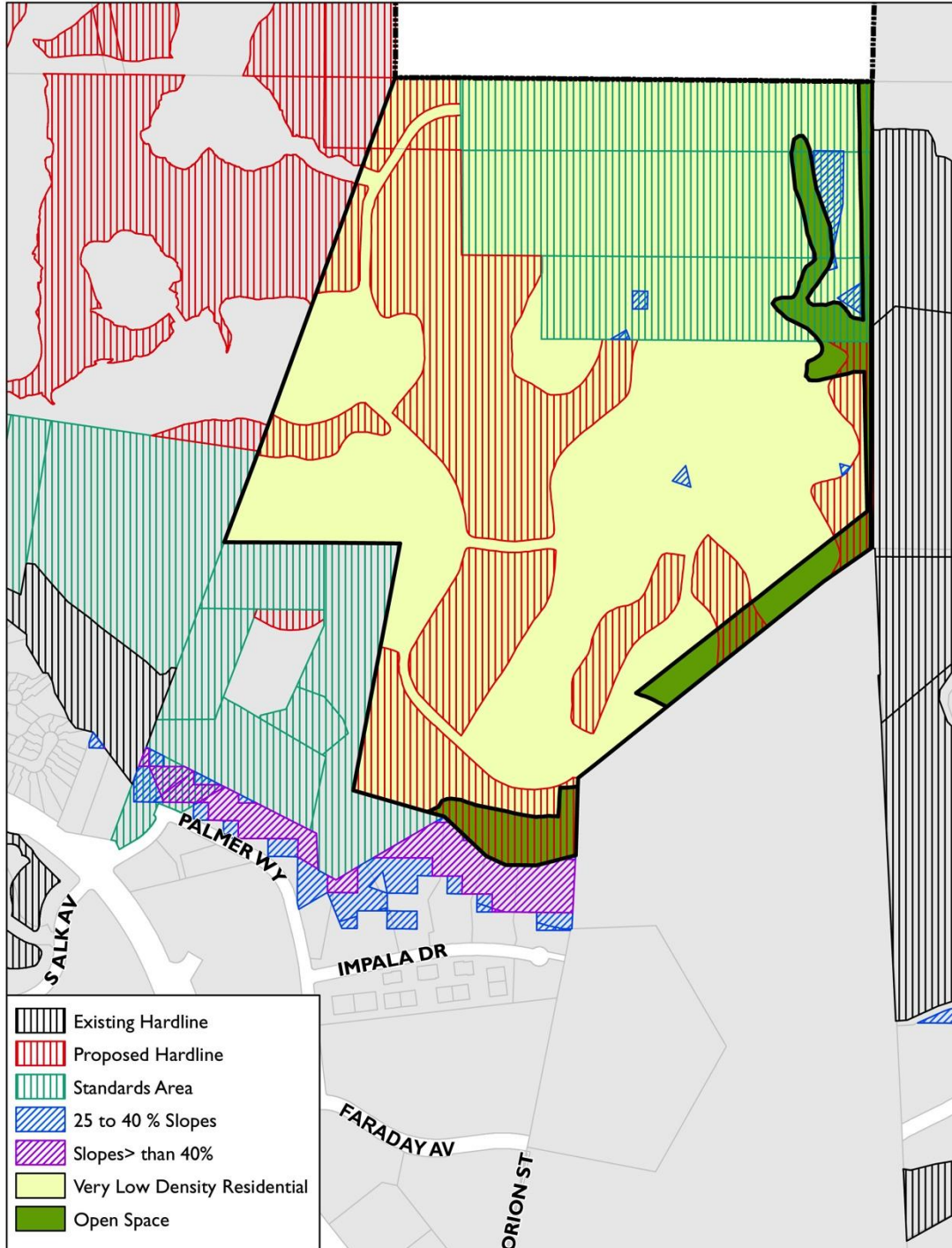
Focus Area 3 Quarry Creek Constraints



Focus Area 6

Mandana

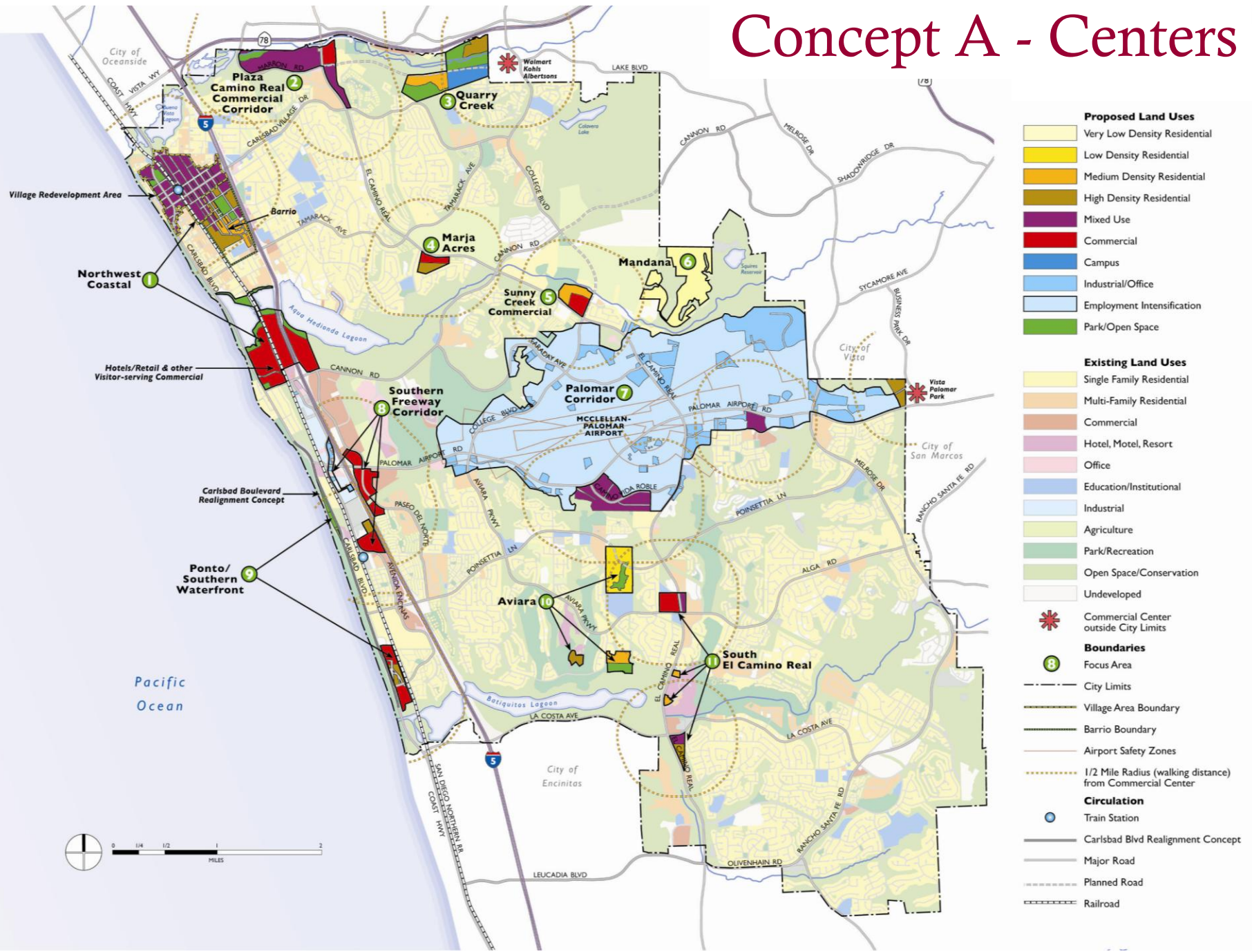
Constraints



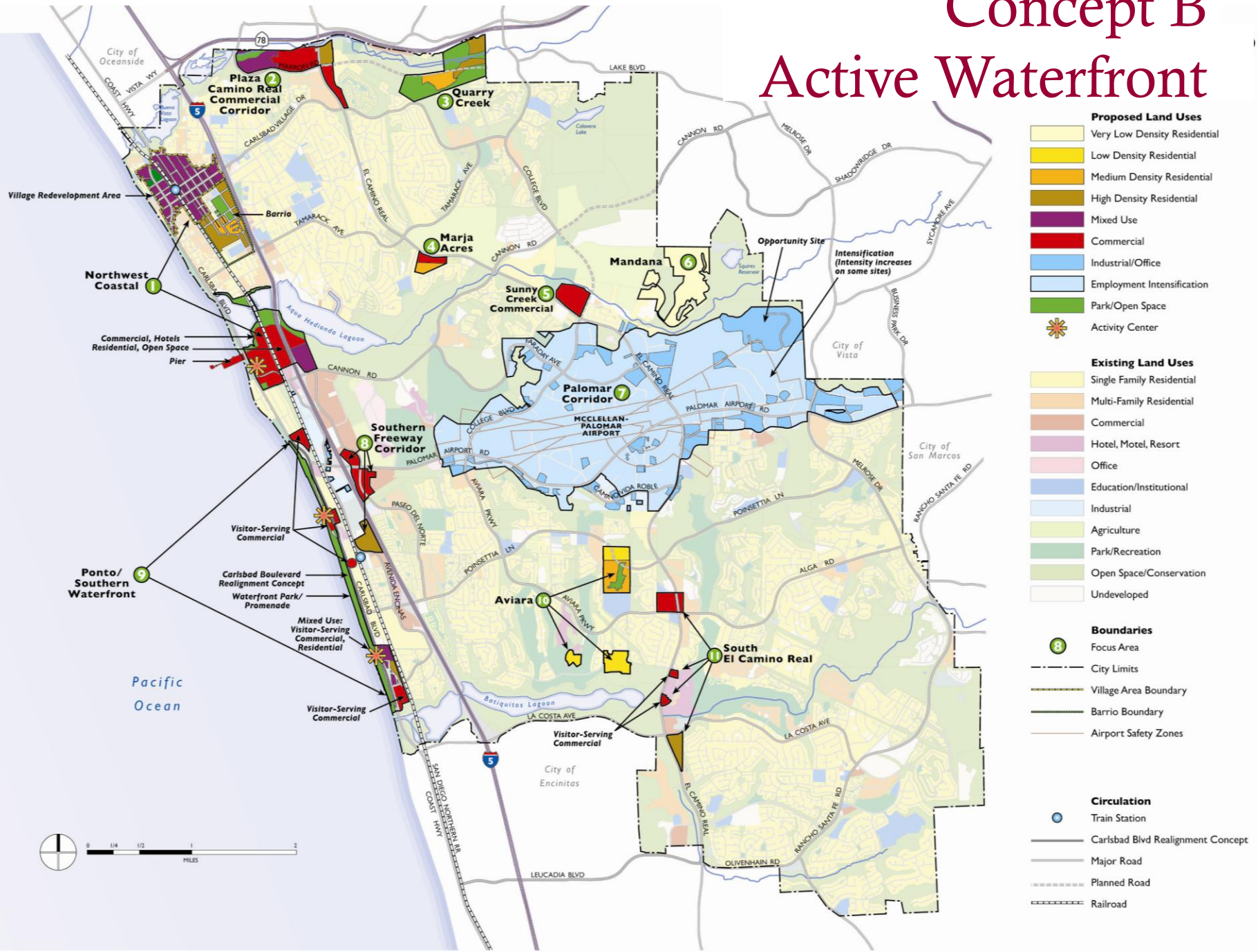
Growth Management

Quadrant	Growth Management Dwelling Unit Cap	Units at Full Capacity (Current)	Units at Full Capacity (Draft Preferred Plan)
Northwest	15,370	13,220	15,089
Northeast	9,042	7,862	9,009
Southwest	12,859	11,108	11,573
Southeast	17,328	16,713	16,713
Total	54,599	48,903	52,384

Concept A - Centers



Concept B Active Waterfront



Proposed Land Uses

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial/Office
- Employment Intensification
- Park/Open Space
- Commercial Recreation

Existing Land Uses

- Single Family Residential
- Multi-Family Residential
- Commercial
- Hotel, Motel, Resort
- Office
- Education/Institutional
- Industrial
- Agriculture
- Park/Recreation
- Open Space/Conservation
- Undeveloped

Boundaries

- Focus Area
- Core Focus
- City Limits
- Village Area Boundary
- Barrio Boundary
- Airport Safety Zones

Circulation

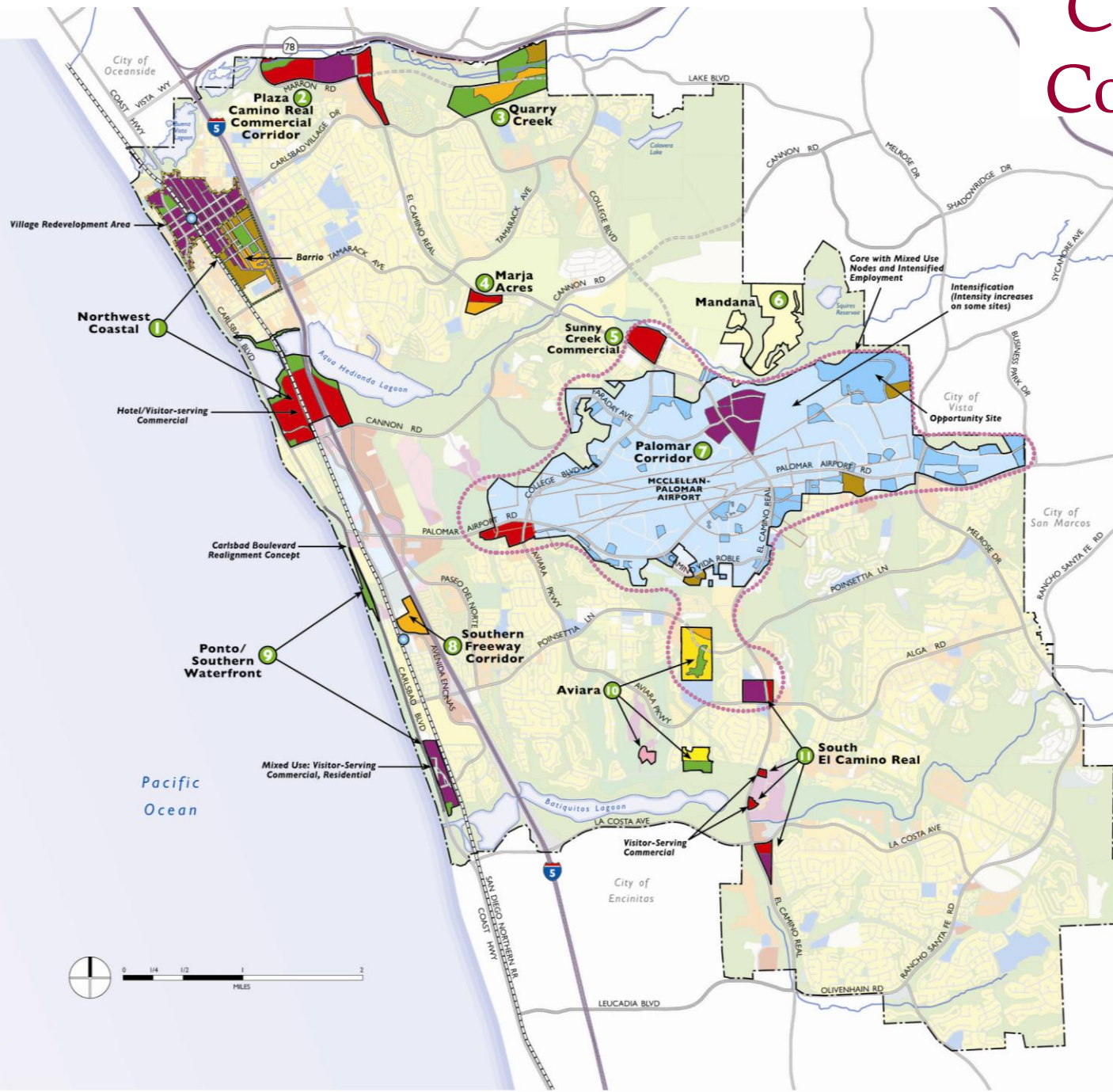
- Train Station
- Carlsbad Blvd Realignment Concept
- Major Road
- Planned Road
- Railroad

City of San Marcos

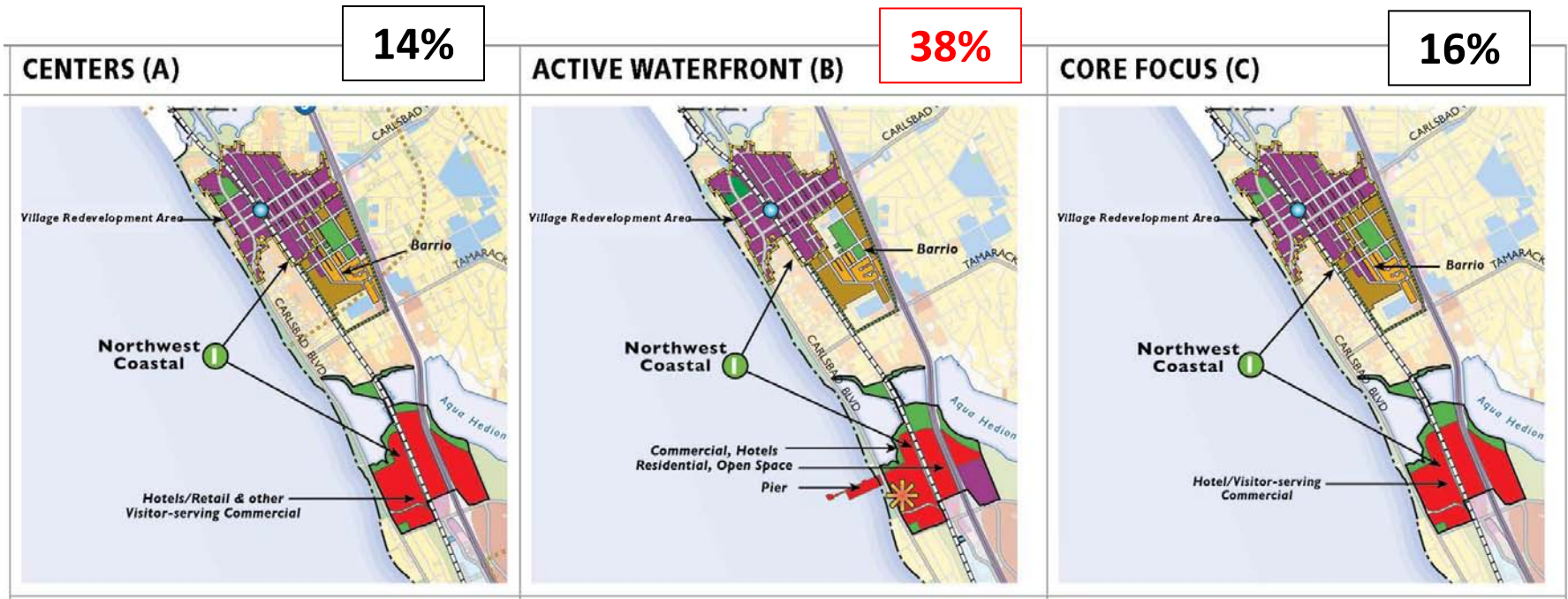
RANCHO SANTA FE RD

ST CINCINNATI AVE

1 000 500 1000 1500 2000 2500 3000



Focus Area 1: Northwest Coastal



N: 13% / O: 6% / Blank: 13%

Focus Area 2: Plaza Camino Real Commercial Corridor

19%



30%

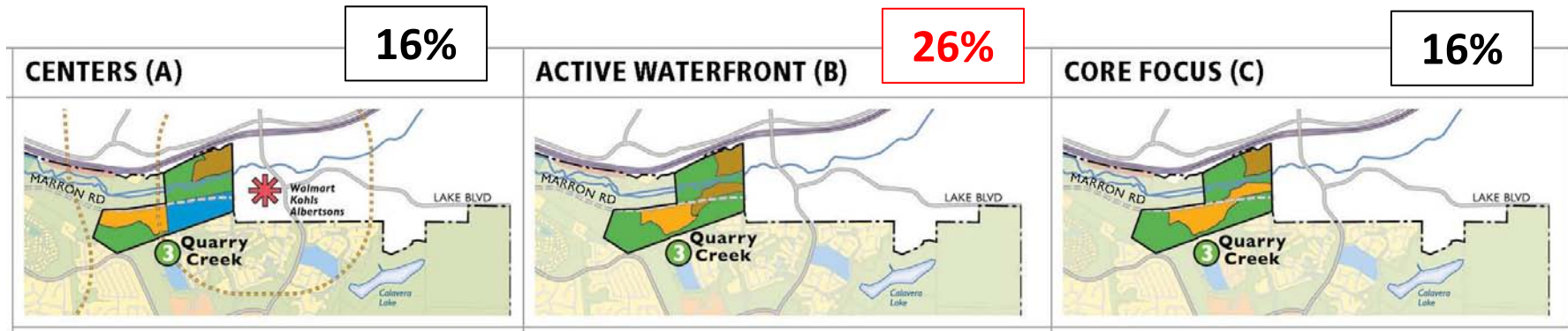


22%



N: 11% / O: 4% / Blank: 15%

Focus Area 3: Quarry Creek



N: 21% / O: 11% / Blank: 11%

Focus Area 4: Marja Acres

10%

53%



N: 16% / O: 5% / Blank: 16%

Focus Area 5: Sunny Creek Commercial

29%

36%



N: 14% / O: 5% / Blank: 16%

Focus Area 6: Mandana

52%

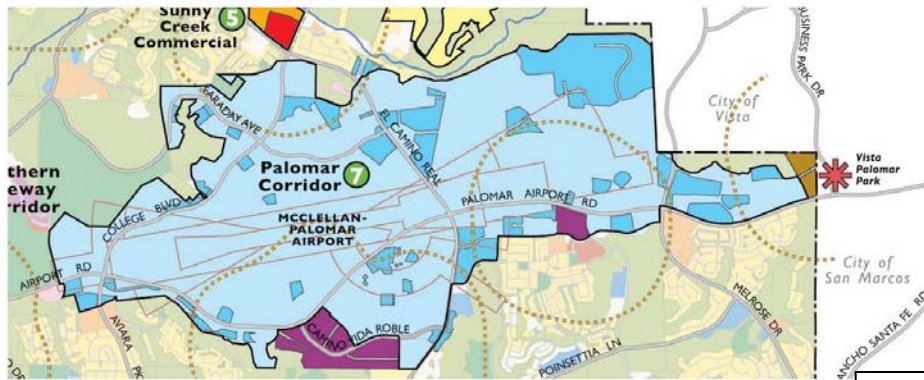


N: 21% / O: 14% / Blank: 14%

Focus Area 7: Palomar Corridor

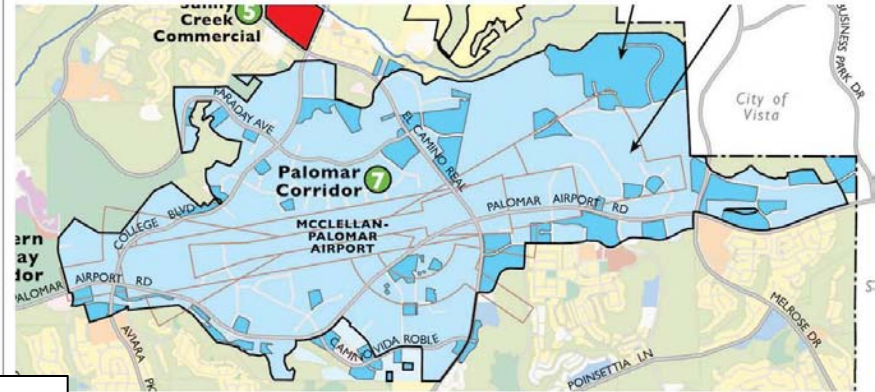
CENTERS (A)

8%



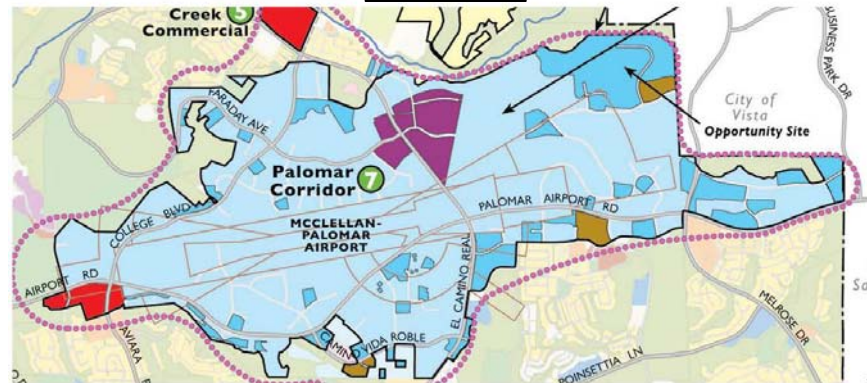
ACTIVE WATERFRONT (B)

45%



CORE FOCUS (C)

23%

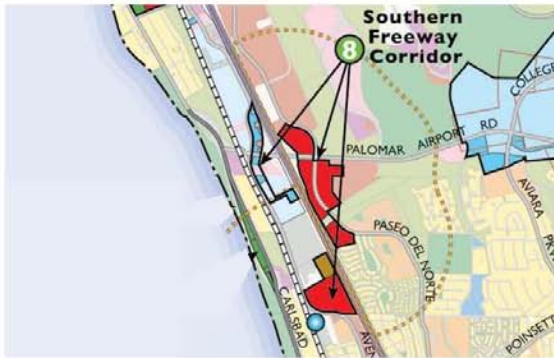


N: 8% O: 3% Blank: 12%

Focus Area 8: Southern Freeway Corridor

21%

CENTERS (A)



28%

ACTIVE WATERFRONT (B)



23%

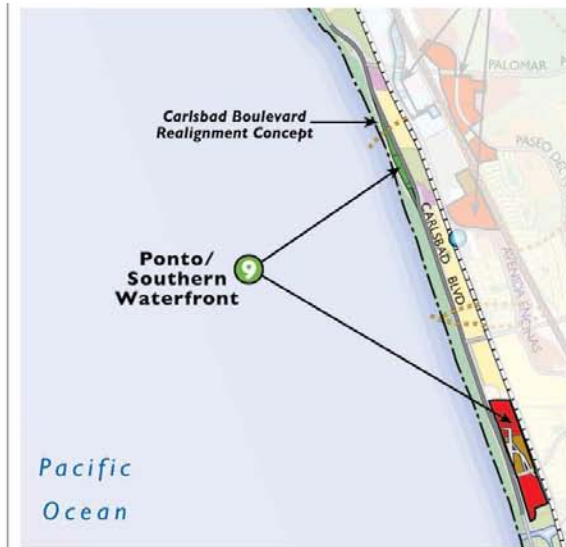
CORE FOCUS (C)



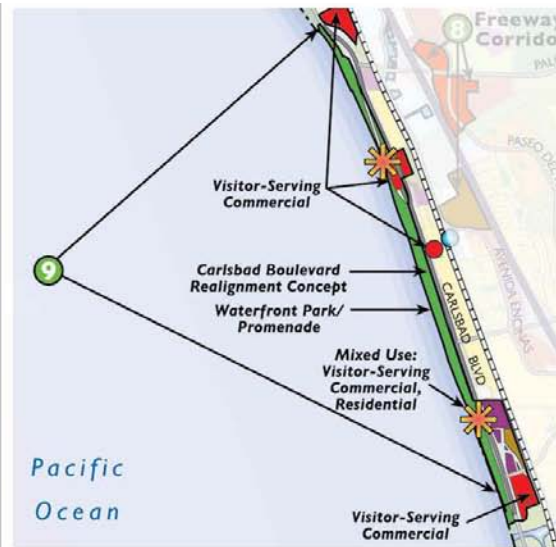
N: 9% / O: 2% / Blank: 16%

Focus Area 9: Ponto/Southern Waterfront

5%



45%

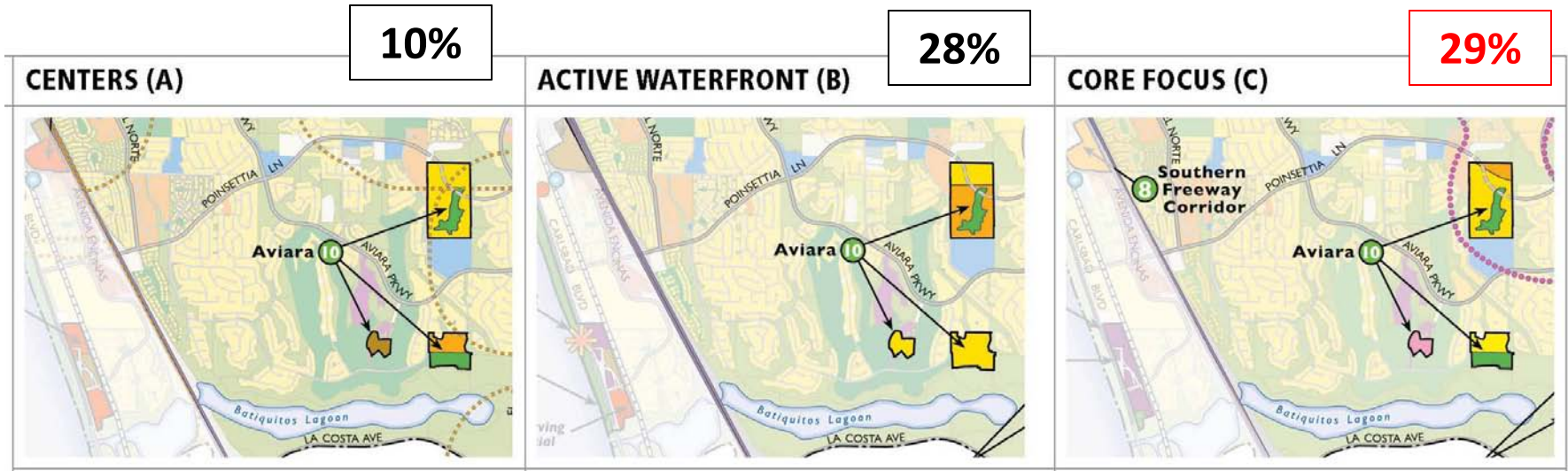


21%



N: 11% / O: 4% / Blank: 14%

Focus Area 10: Aviara



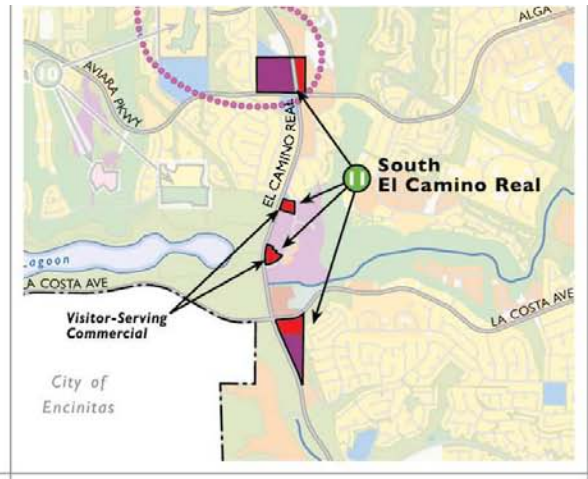
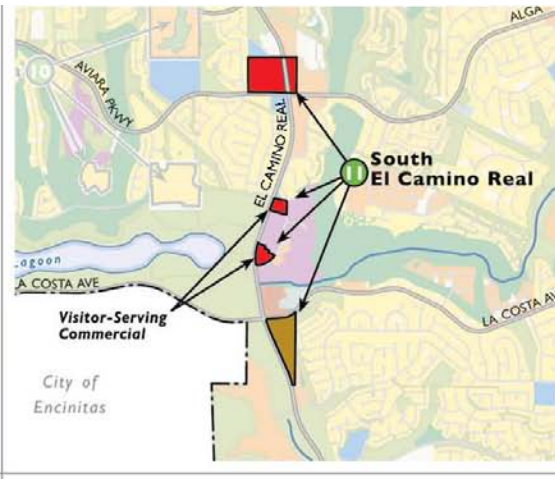
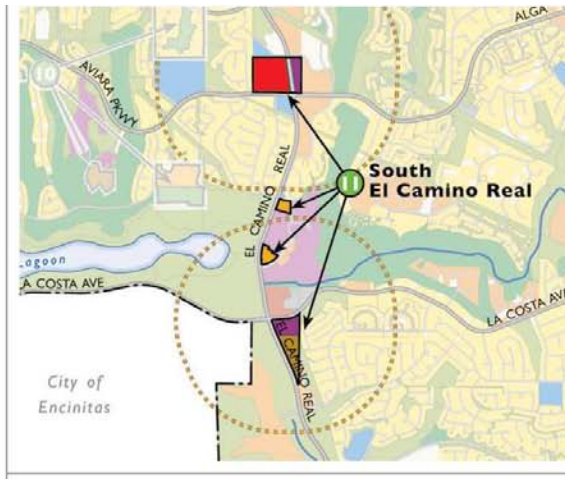
N: 10% / O: 5% / Blank: 18%

Focus Area 11: South El Camino Real

14%

18%

35%



N: 11% / O: 3% / Blank: 18%

Proposed Land Uses

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial/Office
- Employment Intensification
- Park/Open Space
- Community Facilities
- Activity Center
- Subject to HMP Constraints

Existing Land Uses

- Single Family Residential
- Multi-Family Residential
- Commercial
- Hotel, Motel, Resort
- Office
- Education/Institutional
- Industrial
- Agriculture
- Park/Recreation
- Open Space/Conservation
- Undeveloped

Boundaries

- Focus Area
- City Limits
- Village Area Boundary
- Barrio Boundary
- Airport Safety Zones

Circulation

- Train Station
- Carlsbad Blvd Realignment Concept
- Major Road
- Planned Road
- Railroad



Summary of EC3 Land Use Concept Recommendations and Information in Response to the March 28th EC3 Discussion

Focus Area	Summary of EC3 Recommendations and Information
<p style="text-align: center;">1</p> <p>Northwest Coastal</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> • Recommend Land Use Concept B with the following changes: <ul style="list-style-type: none"> • Show more open space on west side of power plant • No mixed use east of I-5 north of Cannon Rd. • Recommend the city adopt a policy to establish a pedestrian crossing at Chestnut and railroad
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> • The EC3's recommendations relative to the land use map have been reflected on a draft Preferred Plan
<p style="text-align: center;">2</p> <p>Plaza Camino Real Commercial Corridor</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> • Recommend Land Use Concept B for sites west of El Camino Real • Recommend Land Use Concept C for sites east of El Camino Real
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> • The EC3's recommendations have been reflected on a draft Preferred Plan
<p style="text-align: center;">3</p> <p>Quarry Creek</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> • Generally, committee members indicated preference for Concept C, which is the most consistent with the proposed Quarry Creek Master Plan • The EC3 agreed to considered a modified version of Concept C after they considered the other focus areas
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> • The draft Preferred Plan shows Concept C with minor modifications to correspond to the proposed Quarry Creek Master Plan. • The applicant for the Quarry Creek Master Plan (McMillan) submitted a fact sheet summarizing the amount of open space provided by the project, some of the constraints and why they believe it is important to provide a diversity of housing types on the project site. A copy of the fact sheet was previously emailed to EC3 members (a copy will be provided at the April 17th EC3 meeting).

Focus Area	Summary of EC3 Recommendations and Information
4 Marja Acres	EC3 Direction: <ul style="list-style-type: none"> Recommend Land Use Concept B/C; however, if more density is needed for Housing Element purposes, Concept A is acceptable
	Land Use Concept Changes/Additional Information: <ul style="list-style-type: none"> The EC3's recommendation (Concept B/C) has been reflected on a draft Preferred Plan
5 Sunny Creek Commercial	EC3 Direction: <ul style="list-style-type: none"> Recommend Land Use Concept A
	Land Use Concept Changes/Additional Information: <ul style="list-style-type: none"> The EC3's recommendation has been reflected on a draft Preferred Plan
6 Mandana	EC3 Direction: <ul style="list-style-type: none"> Recommend leaving as currently designated (low density), as is shown on all three land use concepts
	Land Use Concept Changes/Additional Information: <ul style="list-style-type: none"> The EC3's recommendation has been reflected on a draft Preferred Plan Note: the Concept maps excluded the HMP constrained areas from the boundaries of the very low density residential area. However, currently, the majority of the site is designated very low density; the HMP constrained areas will be defined and designated as open space at the time the area is proposed for development. To accurately reflect the site's current designation, the draft Preferred Plan now shows the boundaries of the current very low density residential and open space boundaries.
7 Palomar Corridor	EC3 Direction: <ul style="list-style-type: none"> Recommend Land Use Concept B with the following changes: <ul style="list-style-type: none"> Two parcels at eastern city boundary north of Palomar Airport Road – change to high density residential (as shown in Concept A) Carlsbad Oaks North Lot 1 (northwest corner of Faraday Ave. and El Fuerte St.) – change to high density residential Include mixed use sites that are shown in Concept A along Camino Vida Roble

Focus Area	Summary of EC3 Recommendations and Information
<p>7</p> <p>Palomar Corridor, continued</p>	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The EC3's recommendations have been reflected on a draft Preferred Plan, with the following suggested alternative: <ul style="list-style-type: none"> As an alternative to the mixed use along Camino Vida Roble, staff suggests a preferable location for residential use may be the site located south of Palomar Airport Road on the east and west sides of Aviara Parkway (the west side is currently Aviara Parkway Farms Wholesale Produce). This site is shown as commercial on Concept C, along with properties north of it.
<p>8</p> <p>Southern Freeway Corridor</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> Recommend Land Use Concept A with the following exception: <ul style="list-style-type: none"> The site south of the Encina Wastewater Authority (EWA) facility could be considered for residential use; however the committee requested to receive input from the property owner regarding their land use preference.
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The EC3's recommendation has been reflected on a draft Preferred Plan Regarding the EWA site: <ul style="list-style-type: none"> EWA is currently in the process of evaluating land use options for their property and have not yet indicated what they intend to do with the property. Staff recommends that the draft Preferred Plan show no change to the current designation (Planned Industrial), until such time that the EWA board advises the city that they would like to change the land use designation.
<p>9</p> <p>Ponto/ Southern Waterfront</p>	<p>EC3 Direction:</p> <ul style="list-style-type: none"> Recommend Land Use Concept B
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> The EC3's recommendation has been reflected on a draft Preferred Plan Note: One of the commercial activity centers was removed to avoid a conflict with existing open space for Encinas Creek.

Focus Area	Summary of EC3 Recommendations and Information
10 Aviara	<p>EC3 Direction:</p> <ul style="list-style-type: none"> • Recommend Land Use Concept C for the Murphy properties • Recommend Land Use Concept B for the Aviara/Park Hyatt site <ul style="list-style-type: none"> • Concept B would result in low density residential on the site; the EC3 advised staff to inform the property owner that they could attend the next EC3 meeting to present their reasons for requesting medium density residential • Recommend Land Use Concept A for the Poinsettia Lane site <ul style="list-style-type: none"> • Some committee members suggested showing what part of the site is developable and what part is undevelopable due to environmental constraints
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> • The EC3's recommendations have been reflected on a draft Preferred Plan, with the following exceptions: <ul style="list-style-type: none"> • Murphy properties – staff suggests that the site remain as currently designated (low and medium density residential with open space). <ul style="list-style-type: none"> • Concepts A and C change the southern part of the site to open space; however, the site has been used as agriculture and has few environmental constraints. Changing the designation to open space may not be justified at this point. • Concept B changes the southern part of the site to low density residential (currently designated for medium density residential and open space). Unless the EC3 determines low density would be preferable, staff suggests the site remain as designated. • Poinsettia Lane site – the draft Preferred Plan reflects Concept A, as recommended by the EC3, and information will be available at the EC3 meeting indicating the areas of the site that are constrained by topography and the city's Habitat Management Plan.
11 South El Camino Real	<p>EC3 Direction:</p> <ul style="list-style-type: none"> • Recommend Land Use Concept B for the El Camino Real/Alga commercial center • Recommend Land Use Concept B/C for the La Costa Resort site (no change to existing commercial designation) • Recommend that the commercial center at the southeast corner of La Costa Ave. and El Camino Real remain as commercial (no shown on the land use concepts)
	<p>Land Use Concept Changes/Additional Information:</p> <ul style="list-style-type: none"> • The EC3's recommendations have been reflected on a draft Preferred Plan



Sent via E-mail and U.S. Mail

January 23, 2012

Gary Barberio
Carlsbad Planning Department
Community Development Director
1635 Faraday Avenue
Carlsbad, CA 92008

Subject: Justification for Land Use Designation Adjustment

APN's: 209-120-03, 04, 06, 07

Mr. Barberio:

Kilroy Realty Corporation is pleased to provide you with an initial assessment for City consideration regarding a land use designation adjustment option for the above-referenced parcels (aka. Lot 4, Lot 5, Lot 7 and Lot 8) under our ownership at Carlsbad Oaks Business Park. They are located north of Faraday Avenue and west of Melrose Drive, in the northeast quadrant of the city of Carlsbad, outside of the city's coastal zone boundary.

The parcels are collectively designated for Planned Industrial (PI) uses per the City's existing General Plan map. Our option involves the inclusion of Medical Office uses to the existing land use designation.

First and foremost, these parcels have already been identified by the city's extensive public and committee vision efforts associated with Envision Carlsbad; all are noted as Vacant/Under Utilized properties as depicted by the Envision Carlsbad Potential Opportunity Sites map dated May 10, 2011 as provided on the city website.

Justification elements based on Medical Office land use options are provided below:

Medical Office:

The inclusion of Medical Office, per the city's Office (O) General Plan designation would be appropriate for the following reasons:

- There is precedent in the city to co-locate Medical Office uses within and near Planned Industrial land uses for the benefit and convenience of those who work in the city's industrial office parks.

January 23, 2012

Page -2-

- Medical Office market dynamics differ from Planned Industrial land uses, however, they are known to be compatible and can positively augment the long-term viability of these uses when co-located in an adjacent manner.
- These specific parcels would also have the benefit of being near established residential areas to the east in the city of Vista, as well as being able to service the industrial/office parks located within a few mile radius within the city of Vista, as well as Planned Industrial land uses in the city of Carlsbad east of Melrose along the Lionshead Avenue corridor.
- Existing roadway systems have the capacity and capability of adequately servicing the traffic generated from Medical Office land uses on these parcels.
- Medical Offices, as a land use, have been identified as a needed land use amenity within the city; these parcels would also benefit from capturing the market potential of the residential, industrial and commercial occupants located in the immediate vicinity in the city of Vista.

Our request is that this option be included on the Carlsbad Envision alternative maps. Thank you for your consideration and please feel free to contact me if you have any questions.

Thank you.

Sincerely,



Robert C. Little
Vice President Development

cc: David De Cordova, City of Carlsbad - Principal Planner
Jennifer Jesser, City of Carlsbad - Senior Planner



April 9, 2012

Sent via Email

Gary Barberio
City of Carlsbad
1635 Faraday Ave.
Carlsbad, CA 92008

Subject : Envision Carlsbad

Dear Mr. Barberio and Envision Carlsbad Committee:

The General Plan update process is at a critical point- the point where you translate all of the input you have received into recommendations for the Planning Commission and City Council.

At this critical point it is important to make sure that your points get integrated into the final set of recommendations. We appreciate that you recognize the importance of the community input you received in the Community Feedback Report, from testimony at your meetings, and from your personal understanding of the community's interests and concerns.

The following are several areas where there seem to be some gaps between input and recommendations. In some cases these might take the form of policy recommendations or guidelines rather than a preference for a specific land use. In others, clarifying the intent of the land use recommendation might provide important context for future decision-making.

Suggestions for further consideration :

Future Road Extensions

There should be some rationale for how the unbuilt road extensions included in the existing Circulation Element/General Plan are treated. The remaining reach of College has been through the CEQA and entitlement process. Marron Rd and Cannon Rd Reach 4 are included in the existing plans, but have no entitlements, environmental review or funding in place. In fact Cannon Rd was removed from the Transportation Impact Fee program several years ago. The Envision Carlsbad report and statements made at the public workshop were that the need for these roads will be assessed as part of the future traffic studies once a preferred land use scenario is selected. However it is assumed at this time that they are included as they are on the existing CE. The figures for each of the land use scenarios, and we believe the computations about potential unit yield, fail to consider the impact of extending these roads. We believe these roads should be treated consistently- and that their impacts on the planned land uses are part of the considerations. The extension of Cannon Rd Reach 4 and Marron Rds would eliminate acres of hardline preserve land that could require mitigation as high as 15:1 ratios (5 times the rate for occupied habitat because it is taking preserve land).

5020 Nighthawk Way – Oceanside, CA 92056

www.preservecalavera.org

Nonprofit 501(c)3 ID#33-0955504

This loss of hardline preserved natural open space is a significant factor that has not been accounted for in the summaries comparing each of the alternatives.

Recommendation : For consistency and analysis of the land use consequences all of these future road extensions should be identified on the figures for each of the proposed land uses- perhaps with a dashed line to indicate it as a future road, with some comments about the impacts on adjacent land and the significant loss of hardline open space. While full impacts of such road extensions cannot be known at this time staff presented detailed tables of open space added with each alternative and these are not accurate as they have not deducted the impacts of these road extensions. The impact of regional arterials- often 6 lane divided median roads 120' wide is substantial. These impacts should be considered as you make your recommendations.

Amount and distribution of natural open space

The desire for more open space was the single item that cut across the three land use scenarios, the options for each of the focus areas and general comments in the Community Feedback Report. It was the single item with the greatest number of community comments with 157. (The second highest concern was the proposed high density residential parcel at Bressi with 51 comments.). The way the land use scenarios were presented did not facilitate making specific recommendations for land to remain open space yet that recommendation was repeatedly made. Also of concern is that two of the parcels identified for acquisition on the adopted Citizen's Open Space Committee priority list were included as focus areas for development (Quarry Creek and Mandana). None of the options for these two parcels included keeping them as open space, nor was this inconsistency with the adopted Citizen's Open Space Committee Report mentioned.

All three land use scenarios add thousands of residents and thousands of square feet of commercial space but they have not added any natural open space beyond the minimums required in the Habitat Management Plan. Committee members have commented about the value of concentrating development in a way that increases density while also increasing open space. However this concept is not reflected anywhere in the existing land use scenarios.

The Atts include the comments about open space from the Community Feedback Report. These statements make it clear how much the community values natural open space- and that none of the three land use concepts have done an adequate job of addressing this community value.

Recommendation :

Suggest a policy to add provision of natural open space in some proportion to the added intensity of use. This would be similar to the method used to evaluate adequate provision of infrastructure in the Growth Management Plan. But since these natural resources are not evenly distributed across the city or in the four quadrants this should perhaps be looked at on a city wide basis. This could be achieved through a combination of site planning that concentrated density to increase open space, and some acquisition where such density concentration would not save any functional natural open space.

Quarry Creek Focus Area

At the City Council's recent strategic planning workshop they specifically discussed the concern about projects in the pipeline during the Envision planning process. The consensus was that such projects should be evaluated against the existing General Plan. They further said at some

point in the future when a recommended general plan was determined projects could then be evaluated against the future plan. Quarry Creek is in an unusual circumstance because the adopted Housing Element is not consistent with the City's existing General Plan for this site. The existing General Plan allows a maximum of 176 residential units. The current Housing Element includes 506 units to meet the requirements for affordable housing. This is a huge difference- and neither of these is consistent with the 656 units that the developer has currently proposed. The city is now obligated to allow for these 506 units at Quarry Creek (or come up with a replacement site in a few months which would be difficult).

Many people refer to the Buena Vista Creek Valley as one of the priceless remaining treasures of Carlsbad. It has a unique combination of resources found nowhere else- a waterfall sacred to Native Americans and still used ceremonially as it has been for thousands of years, the only remaining Mexican land grant adobe still occupied by descendants of the original family, a reach of Buena Vista Creek that helps protect the downstream lagoon, and a key north/south connection in the regional wildlife movement corridor. These are irreplaceable resources.

This is exactly where creative land use planning is required- to protect these resources and sense of place, while still allowing the city to meet their RHNA numbers and the developer to make a reasonable return on investment. (A bargain purchase of a degraded former mine).

You have been presented three options for this site. But as has been said throughout this process, this Envision plan is for the long term- not for today. And you are not evaluating the developer's proposed project- that is the job of the Planning Commission and Council. However it is certainly reasonable to provide for the 506 units in the adopted Housing Element. It is also appropriate to consider that the existing zoning for this site allows only 176 residential units.

Furthermore the Planning Commission specifically said they wanted to see an open space alternative for this highly sensitive site. All three alternatives provide dense development on this site- all over three times the existing allowed density and all just meeting minimum requirements for open space considering the site constraints.

You have been provided three choices :

Centers-Includes a campus and 713 housing units. (Per Table 5.3-4) The hardline open space boundaries are not consistent with either the HMP or the adopted Reclamation Plan. Furthermore there is no adjustment to the total amount of open space to reflect any effort to concentrate the impacts, reduce the development footprint and leave more open space.

Active Waterfront – Provides 820 residential units (Per table 5.3-5) - more than 4x the existing zoning – again with no effort to reduce project footprint or provide any increase in open space to provide any offsetting benefits.

Core Focus – Provides 649 housing units (Per Table 5.3-6). This is very close to what the developer is now proposing- but is still over 3 x the existing allowed number of units, is 143 units more than the adopted housing Element and has done nothing to reduce the project footprint and provide more open space. With the smallest number of units this alternative has the greatest potential to actually concentrate development, and provide some offsetting benefits by preserving more of the priceless resources of this valley.

Recommendation :

Limit residential units to 506 and require a reduction in project footprint (with associated increase in natural open space) to provide some offsetting benefit for the increase in units from 176 to 506. This could be any combination of med/high density that achieves the required number of units. Open space should be added to the panhandle where it will provide the greatest benefit for the BVCER, wildlife movement corridor, future connecting trails and the adjacent neighborhood.

There should also be a true, full open space alternative so it is possible to assess the city wide implications of preserving this site and determine if the other sites can achieve the RHNA numbers.

Mandana

The preliminary Committee recommendation at the last meeting was to retain the current low density zoning, with the expectation that units would be clustered to retain more open space and that natural land forms would be retained. This sounds good, but is that what actually is shown or possible? Staff indicated that the developer requested a slight increase of from 1.5 to 1.64 units per acre. In their letter the developer pointed out that the 1.64 density would require modification to RM zoning from the current RL. They stated an intent to build 165 units on the 100.8 developable acres, with lot sizes of from 10,000 sf to 1 acre. At the RM zoning they would be allowed up to 4 units/acre or 403 units. The topography includes slopes over 40%, pockets of sensitive habitat, and the Agua Hedionda creek corridor along the southern boundary. (See Figure 35 from HMP att). Given the site constraints there does not appear to be any way to site 165, and certainly not 403 units, without major landform changes.

The developer also pointed out they would be obligated to provide 25 affordable units and that these would be built on the smaller parcel. This parcel would also require rezoning from RLM to RM. We did not hear this discussed at the meeting and it is not shown on any of the three options. (For some reason this part of the land under common ownership was not included within the boundaries of the focus area).

The Mandana property was ranked # 7 on the Citizen's Open Space Committee priority acquisition list. It is a key part of the regional wildlife movement corridor, includes a significant reach of Agua Hedionda creek and has significant on-site sensitive habitat. It has been included on prior state agency grants for acquisition and has good potential to be eligible for such funds. This is one of two parcels included as focus areas with high value to retain as open space.

The Envision Committee's recommendation does not appear achievable, is not consistent with what the land owner proposed, does not accommodate the affordable housing that would be required at the potentially much greater number of units they propose, would likely lead to substantial land form changes to this area and leaves considerable uncertainty about what development might actually occur on this site.

There was very consistent strong community input to leave the current zoning or keep this land as open space. It seems like the intent of the Committee's recommendation was to also minimize impact to this area. The best way to achieve that would be to recommend this parcel remain as is or be acquired as open space.

Recommendation :

Recommend this as a parcel to be considered for open space. This requires a willing seller and payment of fair market value. If this is not achievable then clarify the intent of the Committee's recommendation by including a limit on maximum number of units and how development should be clustered at higher densities to reduce land form alteration and retain more open space.

Thank you for your consideration of these comments.

Sincerely,

Diane Nygaard
On Behalf of Preserve Calavera

Att :

HMP Figure 35 – Mandana Property

Summary of Open Space Comments from Community Feedback Report: Land Use
Concepts March 2012

Figure 35- Mandana Property from HMP

Note _ Hashmarked areas are hardline open space per HMP



Summary of Open Space Comments from Community Feedback Report: Land Use Concepts March 2012

Overall Concepts

- I do not want the seaside to be overdeveloped- and open, natural open space should be preserved.
- I like the Core Focus the most as it appears to have the least impact on open space and the environment.
- I'd like to see more emphasis on open space in general...
- I'd like to see the city acquire and preserve all of the open space properties recommended by the Open Space Committee.
- Open space acquisition, addition of trail systems.
- More open space. Preserve Village H.
- Where is the dedicated open space acquisition land?
- Carlsbad residents value open space- we would like open areas preserved whenever possible.
- I'd like you to preserve more open spaces...
- Rezone Village H as open space.
- Village H and Quarry creek are two very important open space properties that will continue to give Carlsbad a sense of natural beauty that brought many Carlsbad residents to this area in the first place.
- Regardless of which option is selected the Carlsbad Boulevard realignment and open space/parking opportunities is very important to the future of the city.
- Everyone needs open spaces to renew the spirit and the air quality of our area.
- This is what creates the natural beauty of open space and the beach beauty.
- Reconsider commercial use in this area and focus more on open space and park use.
- Less development for this area; more open space and park use.
- Carlsbad has a shrinking open space inventory.
- Create an open space park at the mouth of Agua Hedionda.
- Stop wasting and plowing over every inch of open space.

Focus Area 1- Northwest Coastal

- More preserved open space would also be good.

- Significant park/open space area w/o a pier
- I would like to maximize the open space buffer on Agua Hedionda Lagoon
- How about open space near the beach..
- active waterfront and more open space

Focus Area 2- Plaza Camino Real Commercial Corridor

- We don't have enough open space in Carlsbad and what we do have is slowly degrading..
- The city is not doing enough to maintain natural open space.
- I would prefer to see no housing, regardless of density, built in Quarry Creek. This is best left as open space.
- Appears to be more open, park space in this one.
- You can't build on a creek dummy.
- Make it all open space!
- Open space only since there is so little left.
- Is there no plan for acquisition of open space at Quarry creek? Or are we going to be forced to lose this critical habitat?
- OK to develop PCR but leave quarry creek as open space.
- Not enough open space. What happens to the waterfall?
- The less development of Quarry creek the better. It should be preserved.

Focus Area 3 Quarry Creek

- Want to ensure the most open space available for all.
 - I want as much of Quarry Creek as possible to remain as open space, including the sacred waterfall.
- We need to maximize the open space and minimize the effect of the development on the open space.
- I'd rather this be completely open space or a park for the nearby residents of apartments.
 - Open space is great if money is available to develop into park for all residents to use.
 - I prefer the idea here of converting more land for open space. We should maximize the natural landscape of the quarry site.
 - with the residential concentration in Quarry Creek it is very important to have as much open space as possible...

- Carlsbad must preserve the natural, cultural and historic resources of this valley and save the waterfall as a public space.

- Quarry Creek was the # 1 property recommended by the open space committee for purchase and preservation as open space. It should all be open space.

- Open space only- no residential. Falls are precious commodity for Carlsbad.

- Vacant or underutilized are not “bad” concepts- leave this area for a natural site with walking paths perhaps. Let us appreciate the unique physical, cultural, historical and environmental beauty.

- Prefer Quarry Creek to be set aside as open space- natural and protect Native American historical site.

- Open space.

- We must protect the space so we can hike from the waterfall to the ocean.

- Make open space.

- The entire panhandle needs to be open space.

- This is a waterfall. Nothing has been done for reclamation of this important environmental feature. How will the open space reflect how important water is to our people?

- I prefer this land to remain open space and not developed at all.

- Grade it flat- plant native plants, and leave it alone.

- We need to maximize the open space

- All of these place development adjacent to open space protected wildlife/natural and cultural resources. How will these activities complement the proposed protected areas..

- Prefer no development of Quarry creek. The panhandle at the very least should be used as natural open space.

- Too much development of the creek area

I would prefer to see no housing, regardless of density, built in Quarry creek. This is best left as open space.

- Leave this natural open space.

- This should be low density with lots of open space.

- Leave Quarry alone. This is sacred Native American grounds.

- What happened to the direction the planning commission gave staff and the overpriced consultant to show an open space option?

- All open space.
- All of quarry Creek left as natural open space.
- Trail system/open space around El Salto Falls and Buena Vista creek Valley.
- While Quarry Creek must have some development- allow the process to preserve the creek, the El Salto waterfall intact and minimize the presence of new build.
- Leave as open space.
- Rezone as open space as recommended by the Open Space Committee.
- Rezone as open space.
- Leave as open space.
- Need to preserve as open space.
- Open space only.
- Definitely preserve open space.
- Open space.
- Open space.
- Keep area as open space. We need a wildlife corridor here.
- Ideal to remain open space.
- Open space.
- Need to preserve open space.
- Expand Buena Vista Creek Ecological Reserve to cover this whole area. Houses should not be built next to an ecological reserve!
- Don't destroy this beautiful land.
- Open space.
- Quarry creek is open space.
- Quarry Creek should be almost entirely open space. It should be preserved.

Focus Area 4 Marja Acres

- We need to preserve some of the open space we have.
- leave open space as is- to keep some country feeling.
- No development- remove existing eyesore and leave open space.

- Keep the open space core as it can best compliment the community..
- We choose open space instead of more overdevelopment.

Focus Area 5 Sunny Creek Commercial

- There needs to be a much larger buffer on Agua Hedionda Creek here- its severely degraded, supports least Bell's vireo and needs to be protected from additional hydromodification, trespassing etc. Yet I think people near open space that is well maintained is a good thing educationally.
- Leave open space- no need for more commercial or residential.
- These plans show no open space or protected biological areas especially along the creek, which is an important corridor for wildlife and cultural resources.
- Too close to a natural wetland preserve. Bad for the ecology in the area.
- We should preserve our land.
- Open space- important for wildlife, habitat preservation, and recreation. Very important to preserve.
- It should remain open space.
- Leave as open space.
- Looks like more open space should be preserved along the waterway. Open space is never a bad alternative!

Focus Area 6 Mandana

- This area needs to remain agricultural or natural open space.
- Keep it open.
- Where is the open space option the Planning Commission told you to put in?
- Rezone as open space as recommended by the open space committee.
- Make open space.
- This is key link in the regional wildlife movement corridor – should be open space- or leave as is.
- Leave as open space undeveloped.
- Leave open space/wildlife corridors
- Leave as is.
- Keep as agricultural or natural open space. I know there are deer and bobcats there I would like to save for my grand kids.

- This ag land should be revegetated to create more natural and recreational lands. Preserve the prop c promise buy it, restore it and preserve it in perpetuity.

= Purchase as natural open space.

- Open space.

- Keep this area in an open space layout friendly to the wildlife and the community.

- Leave as open space.

- Rezone as open space.

- Leave as open space.

- Preserve open space.

- Open space. Negative impact on College Ave. if other than open space.

- Open space ideal

- Open space- important for wildlife, habitat preservation, and recreation. Very important to preserve.

- Open space.

- This continues to be open space.

- Beautiful for open space.

- Open space.

- Ideal for open space.

- Mandana should be used for natural open space since it has poor access now. If not, use as ag land to preserve what little agricultural heritage is left in Carlsbad.

- Convert to open space to make a big contiguous area.

- This area is presently zoned for agricultural use and should continue to function as a wildlife corridor.

- Convert to open space/park along with Lake Calaveras reserve while obtaining land currently owned by DG & G to create a large diverse ecosystem.

- Should be open space- there is too much development in this area already.

Focus Area 7 Palomar Corridor

- Don't take any of the habitat next to the creek.

- No net loss of natural lands. Your opportunity sites are remnants of what is left of our open spaces.

Focus Area 8 – Southern Freeway Corridor

- We need to keep open some active parks and open space along coast highway for residents and visitors to use at will.
- Be sure to consider any opportunities for open spaces and parks.
- Open space only..
- Open space and commercial/industrial – no residential

Focus Area 9 – Ponto/Southern Waterfront

- Open space and waterfront promenade
- We don't have enough open space in this city- this concept includes the most open space.
- Public access and passive open space should be a priority for this area.
- Open space by the beach.
- Open spaces and parks. No high density.
- We don't need a "promenade" on the coast. This is why we have a beach. Better to have more open space.
- Leave this area as open park space.
- Please leave this area open and beautiful.
- Parks and open spaces are always good.
- Absolutely leave this alone...let this area be the beautiful, pristine coastline it currently is.
- This is the last bit of natural beach that we have in Carlsbad. Leave it alone for the resident and nature.
- Maintain SFR and open space adjacent to Batiquitos Lagoon North Shore Trail.
- Can we keep the open space?
- Would very much prefer this area to remain open space.
- Keep it all open space!

Focus Area 10 – Aviara

- No high density – more open space
- Maximize open space.

- Open space and commercial recreation uses.
- Low density with open space.
- Let Batiquitos Lagoon be as is.

Focus Area 11 – South El Camino Real

- If its replacing open spaces - forget it.

Protect Carlsbad's open spaces

I have been a Carlsbad resident for 37 years. In the early '90s, I served on the Open Space Committee to delineate areas to be set aside as open space as the city revised its general plan. As Carlsbad again considers changes to its general plan, I am concerned that natural areas are still being ignored. Designating parking lots adjacent to parks as open space was not the intent of our committee.

It is imperative the mayor and City Council understand that decisions eliminating natural areas including wildlife corridors, streams and creeks need to be reconsidered. Once developed, these lands are likely to be lost forever. For over 20 years, the citizens of Carlsbad have worked to protect our open spaces. The city government must now do its duty to follow through on the wishes of its residents.

Kathy Parker

Carlsbad

POINTS SUPPORTING THE QUARRY CREEK MASTER PLAN – AS DESIGNED

State Requirements, Housing Element and Density Ranges

1. Master Plan and GPA Establish General Plan Consistency. The schedule for the approval of the Master Plan is tied to a court order resulting from the Friends of Aviara legal challenge. That mandate requires the City to approve the GPA and Master Plan by February 2013 (10 months from now) in order to establish consistency between the land use and housing elements.
2. Compliance with State RHNA Numbers. The Quarry Creek Master Plan is playing a significant role in meeting the City's fair share goals for this cycle but will also reduce pressure on other sites which would have to be identified should units not be allocated to this site.
3. Master Plan is at Highest Density Allowed. Keeping the same Master Plan unit count but restricting the Quarry Creek development to a smaller footprint would necessitate an increase in net densities to above the top end of the highest allowable density range (23 du/ac). Although the City has future plans to adopt a range higher than 23 du/ac, this action is not expected to take place prior to the February 2013 deadline established by the court order. *Given this, the City would legally be unable to approve a project with these higher densities by the court-mandated approval deadline.*

Master Plan Provision of Open Space

4. Master Plan Proposes Significant Open Space. The Master Plan proposes that 56% of Quarry Creek be designated open space (almost entirely for preservation of natural resources). City data indicates that the City of Carlsbad overall designates 36% of the land for natural open space preservation. *Thus the percentage of open space provided in the Master Plan is already 20% higher than would be considered standard in Carlsbad.* And this Quarry Creek open space is provided at no cost to the City because it will be dedicated and endowed by the developer.
5. Master Plan Expands HMP Preserve. The Master Plan is not only consistent with adopted HMP but has already reduced the buildable area and expanded the HMP boundary by 9.5 acres (11%). The vast majority of this increase (8.25 ac) is increased coastal sage scrub (CSS) conservation beyond that required in the HMP. Further reductions in the buildable footprint would be essentially arbitrary from a biological perspective.
6. Master Plan Avoids Sensitive Habitats. The Master Plan avoids virtually all the sensitive habitat (CSS, chaparral, riparian, wetlands), and all of the designated wildlife corridors on the site, and clusters the development in the non-sensitive areas (quarry, non-native grasslands, disturbed) of the property. Any further pull-back of development footprint would be taking wholly developable [non sensitive] areas.
7. Master Plan Protects Buena Vista Creek and El Salto Falls. Protections for Buena Vista Creek and El Salto Falls are already in place with the approval and implementation of the Reclamation Plan. The Master Plan respects those protected areas and complies with the established environmental and planning buffers, which already are more extensive than standard environmental setbacks. No public streets are located within the biological or planning buffers.
8. Quarry Creek Residential Area Already Strictly Limited. *Only 31% of the property is designated for residential development.*
9. Panhandle Development Potential. The existing General Plan designates over 27 acres of RLM land use on the Panhandle parcel. The Panhandle is not affected by the Housing Element

stipulation that at least 506 units be developed on the Reclamation parcel. Thus a constraints analysis dictates that the Panhandle parcel contains its own allowance for 71 units. Eliminating development from the panhandle ignores this existing development potential.

Importance of Diversity of Housing

1. Smart Growth Consistency - The site is designated as a Smart Growth community center, the principles of which call for a diversity of housing types.
2. Financial Feasibility - *To remain financially feasible, this project must maintain the opportunity to provide a relatively broad range of housing product offerings to expand the buyer profile and speed product absorption.* This is particularly important on Quarry Creek, where the project development costs cannot be phased, and instead essentially all the significant development costs must be front-loaded.
3. Social Diversity - Diversity in housing is an important factor in what makes a master planned community a community – and not just a housing tract. A diversity of housing products at different price points creates social diversity within the community.
4. Establishing Sense of Community - Often buyers who start in apartments or condos want to move up to lower density condos but don't want to move out of the community and a diversity of product and densities are important to the establish a sense of community and to provide move-up opportunities within the master plan.
5. Economics - Diversity is the a key ingredient that allows a project that requires significant capital to be economically viable because it is often the case that the larger square footage homes (i.e. lower density) subsidizes the smaller square footage because it is, on a per square foot basis, cheaper to build the larger square footage yet gains a premium in price over smaller square footages.

Leticia Trevino-Reyes

Subject: RE: Envision Carlsbad- Comments for April 17 Committee Meeting

From: Diane Nygaard [mailto:dandd2@peoplepc.com]

Sent: Friday, April 13, 2012 8:16 PM

To: Gary Barberio

Subject: Envision Carlsbad- Comments for April 17 Committee Meeting

Mr. Barberio

Please forward this to the members of the Envision Carlsbad Committee.

Thank you

Diane Nygaard

Envision Carlsbad Committee Members

We are a bit confused about the document titled "Points Supporting the Quarry Creek Master Plan- As Designed

The Master Plan is not even a document that has been submitted to the Committee for review. The item before you is three proposed land use scenarios for Quarry Creek. In fact none of these three scenarios matches the application submitted by McMillin which is presumably the Master Plan.

We recognize that City staff and the potential future developer have a preferred plan. That is certainly a factor in your decision about which land use to recommend. But if you have no choice in this matter why were three alternatives presented to you, and to the public, to consider? We think you do have a choice. Our letter of April 9th indicated our preference for Quarry Creek to be designated as open space. But it also recognized the constraints of the HE and proposed an alternative - increase the density on part of the site in order to increase the amount of open space. This is a viable option, and is one that allows the City to fully achieve the 506 affordable housing units in their HE. The following are our clarifications to points made in this memo that we found confusing, incomplete and sometimes completely irrelevant to the action before you. The reference numbers are to those in the staff memo.

State Requirements, Housing Element and Density Ranges

1. Master Plan and GPA Establish General Plan Consistency. It is true that the City adopted a timeline for implementation of its own Housing Element that provides for a February 2013 date by which it will amend its General Plan and other planning documents for the Quarry Creek project. It is not correct that that timeline said it would need to approve a Master Plan by that date, nor is it correct (as Point # 1 implies) that there is a "court order" that requires the City to approve a master plan for the Quarry Creek site at any time.

2. Compliance with State RHNA Numbers. Agreed. However there are numerous sites identified in the other 10 focus areas that are proposed for density increases. If any of these density increases are approved that were not already anticipated in the HE then fewer units, and perhaps even zero units, would be required at Quarry Creek. The point is that until you can determine the total number of units yielded from each site you don't know how many excess units are included ie units above the required RHNA..

3. Master Plan is at Highest Density Allowed If the Master Plan densities are the highest allowed then why do 2 of the 3 scenarios include much higher densities? (Scenario A has 713 units, B has 820). Even Scenario C with 649 units has a substantial amount of the developed land at medium density not high density. If C had all high density then the footprint could be reduced- but the densities would still be within the maximum allowable density of 23 du/acre. And of course the city is planning a major amendment to the existing General Plan to allow hundreds of units over the 176

currently allowed. Certainly the city has the option to increase the maximum allowable densities - they are already planning to increase what is allowed on this site by hundreds of units by February 2013.

Master Plan Provisions of Open Space

4. Master Plan Proposes Significant Open Space. The Master Plan does not determine the amount or configuration of open space on this property. There is a hardline open space boundary defined in the 2004 adopted HMP. This hardline open space boundary was approved by the landowner and is part of a binding agreement between the City of Carlsbad and the State and Federal Wildlife agencies(WLAs). This open space area was increased and modified slightly in the Amended Reclamation Plan recently adopted by the City of Oceanside and also approved by the WLAs. Any modifications to these hardline boundaries will require an HMP consistency determination and will only be allowed if they are determined to be of equal or greater biological value than what is already approved. The fact that this parcel has a higher percentage of open space than "would be considered standard in Carlsbad." is irrelevant. The boundaries for this site were based on the sensitive resources on this site- the same as has been done for every other site in the city.

5. Master Plan Expands HMP Preserve. Expanding natural open space is not "essentially arbitrary" as was asserted. The development footprint in the HMP is taking several acres of sensitive habitat. Preserving more of the sensitive habitat, preserving land adjacent to hardline preserve land, and preserving land in the regional wildlife movement corridor would enhance the biological resources in a substantive way. See Att Figure 13 South Coast from the adopted HMP. Only the hash marked areas were to be preserved. All of the areas that are red, green and yellow that are not hash marked are sensitive habitats that would degrade the biological resources if taken by development.

6. Master Plan Avoids Sensitive Habitats. Of course the Master Plan avoids most of the sensitive habitat- they won't be allowed to build on hardline preserve land without mitigation with habitat of equal or greater value. But it does take acres of land in the regional north/south wildlife movement corridor. Most of the panhandle is in that corridor. The few feet being preserved on the western tip of the panhandle will create a "pinchpoint" in the corridor right adjacent to a 134 acre reserve. This part of the corridor needs to be enhanced- not constrained.

7. Master Plan Protects Buena Vista Creek and El Salto Falls. Of course the project will not be allowed to impact the falls, creek or creek buffers- if they were to do so they would not be able to get the necessary permits from the ACOE or RWQCB. However the application submitted for 656 residential units did include circulation roads within the buffer to Buena Vista Creek. Staff have told us that McMillin has been requested to move the road out of the buffer. In any case the issue is not meeting the minimum required wetland protection- it is reducing the project footprint in compensation for tripling the density above the current General Plan.

8. Quarry Creek Residential Area Already Strictly Limited. The land area for development is limited by the constraints of the site. Scenario C and presumably the Master Plan are proposing over 3 x as many residential units as the existing General Plan allows. The issue is providing some amount of open space to compensate for this huge increase in intensity of use. Each unit will include over 2 persons. Each unit will result in about 9 auto trips per day. There will be about one cat and one dog for every 3 units. People, cars, cats and dogs will all have an impact on the sensitive resources of this valley. More and more people using less and less open space. We are suggesting that this increased intensity of use warrants an increase in open space in this highly sensitive area..

9. Panhandle Development Potential. The panhandle is about 60 acres of the 156 acre site that is divided into two parcels. The developer and city are proposing treating the entire site as a Master Planned area. Master Plans concentrate development where it makes the most sense and open space is provided where it makes the most sense. Our proposal is completely consistent with the way Master Planned communities have been treated throughout the city. We are just proposing that the development potential of one part of the site is moved to another part. Furthermore, if the constraints analysis shows only 71 units allowed on the panhandle why are 150 being proposed on the scenario with the lowest number of units?

Importance of Diversity of Housing

1. Smart Growth Consistency. This site does not meet Smart Growth criteria for a Community Center. See SANDAG Jan 27, 2012 Smart Growth Concept Map- Site descriptions. The minimum transit service for a Community Center is "High frequency peak period local bus or streetcar shuttle." The comDent for site CB-3 Quarry Creek Area "No qualifying Existing or Planned Transit."

2. Financial Feasibility. There is a high demand for high density and affordable housing. At the Council Workshop on March 20, 2012 staff spent over an hour briefing the City Council on the new demographics and what it would mean for future housing demand. The population will include more persons over 55 and more adults 20-35- both groups that prefer smaller, often multi-family units and less home ownership. Per the SANDAG report 84% of new housing in the region will be multi-family. Per Gary Barberio " Half of what we build now will be multi-family." This is exactly the type of housing that could be provided at Quarry Creek, is exactly the type of housing that Carlsbad has in short supply- and that many neighborhoods do not want. The conclusion that " this project must maintain the opportunity to provide a relatively broad range of housing product offerings to expand the buyer profile and speed product absorption" is not supported by the facts or community preferences.

3. Social Diversity. Regardless of the mix of housing price points- this will be a Carlsbad housing tract next to a freeway, behind Walmart and built on a former toxic clean-up site. The adjacent open space is the only thing that will compensate for these adverse adjacent land uses.

4. Establishing Sense of Community. This argument has not been applied to any of the other 10 focus areas. "Move-up opportunities" are more properly addressed in policy- not land use decisions on a single property.

5. Economics. If the Committee is making its decision based on this argument then every project would continue to build large square footage, lower density homes. Numerous factors go into determining the economics of a project. A key one is the land value- and this degraded former mine site was purchased at rock bottom prices.

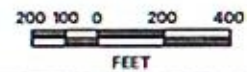
The Buena Vista Creek Valley is one of the priceless remaining treasures of Carlsbad. It has a unique combination of resources found nowhere else- a waterfall sacred to Native Americans and still used ceremonially as it has been for thousands of years, the only remaining Mexican land grant adobe still occupied by descendants of the original family, a reach of Buena Vista Creek that helps protect the downstream lagoon, and a key north/south connection in the regional wildlife movement corridor. These are irreplaceable resources. Please consider these factors in making your decision. You can have your cake and eat it too- set a maximum of 506 units - adding 330 units to what is now allowed, but save the panhandle. Allow high density housing but require a smaller development footprint. Support the HE but don't damage these irreplaceable resources.

Diane Nygaard

On behalf of Preserve Calavera



Figure 13
South Coast





Buena Vista Audubon Society
PO Box 480
Oceanside, CA 92049-0480

Sent by Email

April 16, 2012

Gary Barberio, Planner
City of Carlsbad
1635 Faraday
Carlsbad, CA 92008

Subject: Envision Carlsbad

Dear Mr. Barberio:

In advance of the Envision Committee meeting on April 17th, we would like to share with you and the Committee our major concern with the three land use scenarios which are options that will be discussed by the Committee and will ultimately be considered for incorporation into the updated General Plan. Unfortunately, although resident input strongly recommended more open space, the scenarios only speak to residential densities, with no provision for expanding open space in the City. In addition, two of the parcels on the adopted Citizen's Open Space Committee priority list (Quarry Creek and Mandana) were included as focus areas for development.

The Envision Carlsbad process was designed to learn how community residents want the City to develop in the future. It appears that residents value open space for varied reasons, whether it is quality of life, wildlife and habitat protection, increased property values, or a magnet for tourism.

In light of this and due to our commitment to environmental protection, we strongly urge the Committee to send a message to the Planning Commission and City Council by advocating a policy that ensures the provision of new open space commensurate with new development proposals. New open space should be designed to protect sensitive resources in the City, such as those in the Buena Vista Creek Valley. We believe that residential development can be implemented without the loss of significant natural and cultural resources that residents value.

Thank you for your consideration of our views. If you have questions, I can be contacted at (760) 942-5167 or at jmherskowitz@yahoo.com.

Sincerely,

A handwritten signature in black ink that reads "Joan M. Herskowitz". The signature is written in a cursive, flowing style.

Joan M. Herskowitz
Co-Chair, Conservation Committee
Buena Vista Audubon Society

ARCHSTONE

April 16, 2012

Mr. Gary Barberio
Community & Economic Development Director
1635 Faraday Avenue
Carlsbad, CA 92008

RE: Envision Carlsbad – Southwest Corner of Palomar Airport Road and El Fuerte Street

Dear Mr. Barberio:

A number of months ago Archstone entered into a contract to purchase the above site, with the intent of seeking a General Plan Amendment and other discretionary approvals necessary for developing a multi-family community on the site. The property is within walking distance of existing retail, job opportunities and public transportation, consistent with Carlsbad's General Plan policies and programs set forth for multi-family development. We are nearing the completion of due diligence activities and plan to submit all necessary applications in the near future.

During its due diligence period, Archstone became aware of the Envision Carlsbad effort supporting the upcoming General Plan review by the City Council. It is our understanding that different land uses were considered for this site. As Archstone had not completed its due diligence process or any necessary studies to provide important information for decision makers, we did not participate in the process. As we are closer to completing our process now, Archstone would like to go on record recommending that the Envision Carlsbad Citizen Committee consider the multi-family land use concept for this site, based on its consistency with City policies.

Archstone believes that as it develops specific plans for the site, completes all necessary studies related to this change of land use, and shares those plans and studies with citizens of Carlsbad through a substantial public outreach effort, any concerns related to this land use can be mitigated. We look forward to beginning this process.

Respectfully,



Ken Keefe
Group Vice President

cc: Envision Carlsbad Committee, via email
Don Neu, via email
David DeCordova, via email
Mike Dorris, HCP LS Carlsbad, LLC, via email